



416 Summit Ave East

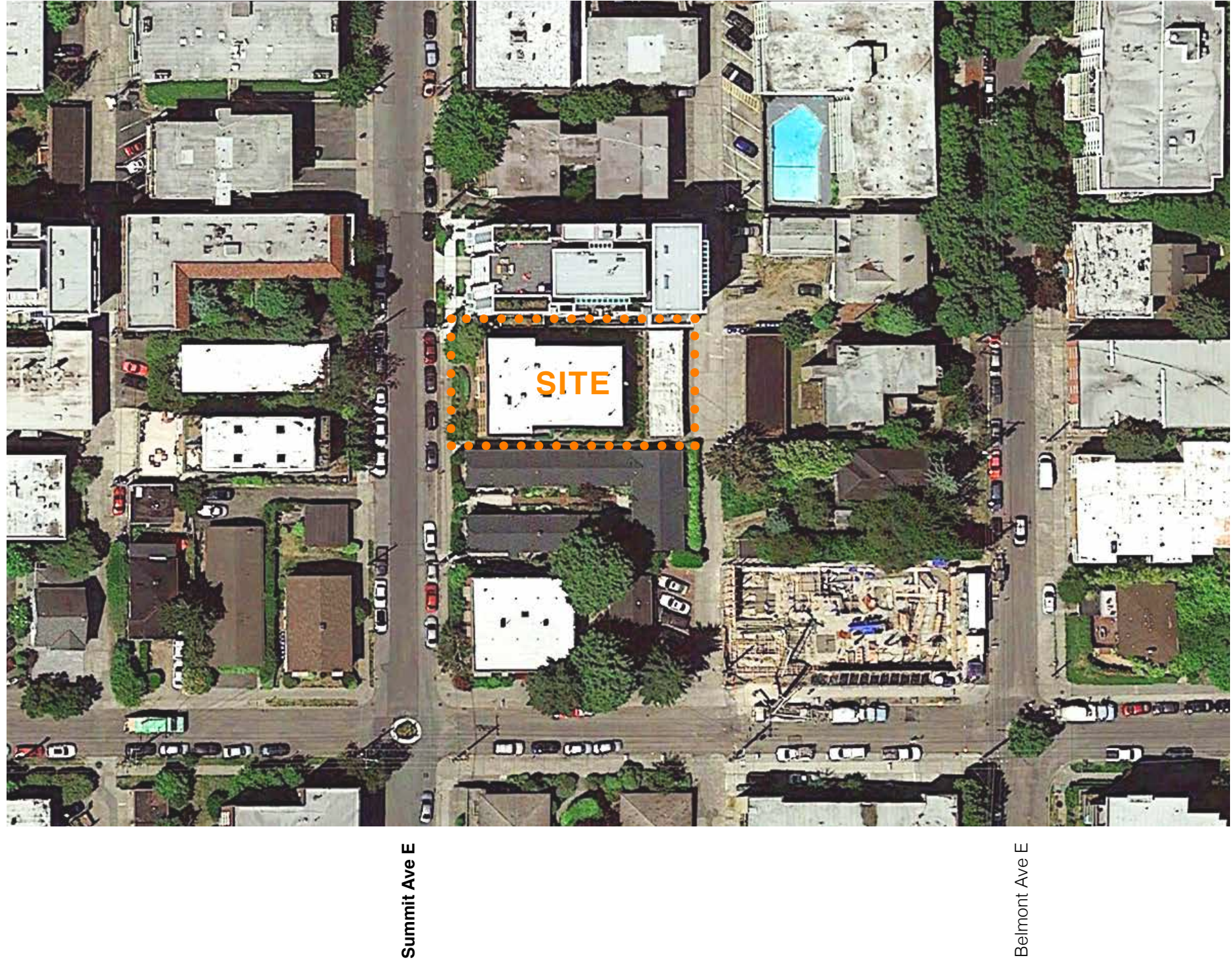
Administrative Design Review EDG Packet | Project #3026903 | May 12, 2017

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Interstate 5
Melrose Ave E
Bellevue Ave E
Summit Ave E
Belmont Ave E
Boylston Ave E
E Republican St
E Harrison St



E Harrison St



Summit Ave E

Belmont Ave E

OBJECTIVES

Preserve existing street-facing three-story residential 10-unit brick apartment building and design and construct a new six-story residential building with basement and 19 studio units at rear of site.

Number of Units 19

Number of Parking Spaces 0

Number of Bike Parking Spaces 19

Sustainability
Preserve existing structure and design and construct new structure to achieve a 4-Star Built Green certification.

TEAM

ARCHITECT b9 architects

DEVELOPER Seattle Investors Group Oriana LLC

STRUCTURAL Malsam Tsang

LANDSCAPE Root of Design

CITY of SEATTLE

APPLICATION FOR EARLY DESIGN GUIDANCE

PART I: Contact Information

- | | |
|--|------------------------------------|
| 1. Property Address | 416 Summit Ave E |
| 2. Project number | #3026903 |
| 3. Additional related project number(s): | #6576640 |
| 4. Owner Name | Seattle Investors Group Oriana LLC |
| 5. Contact Person Name | Bradley Khouri |
| Firm | b9 architects |
| Mailing Address | 610 2nd Avenue |
| City State Zip | Seattle, WA 98104 |
| Phone | 206.297.1284 |
| Email address | office@b9architects.com |

6. Applicant's Name Relationship to Project
Bradley Khouri Architect

7. Design Professional's Name
Bradley Khouri
Email address bgk@b9architects.com

Address
Phone
610 2nd Avenue
206.297.1284

PART II: Site and Development Information

1. 1. Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc.

The existing site is located mid-block on Summit Ave E in the Capitol Hill neighborhood, between E Republican Street to the north and E Harrison Street to the south. The site's topography descends from east to west. A three-story brick structure, the Oriana Apartments, currently exists on the site.

2. Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood Specific Guidelines.

The lot is zoned MR and located within the Capitol Hill Urban Center Village. The site, located in the West Slope Sub Area of Capitol Hill, is subject to the Capitol Hill Design Guidelines.

3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.

The immediate neighborhood is residential and consists of, predominantly apartment and condominium buildings, with a number of single family houses and duplexes/triplexes. Apartments range from 12-story concrete high-rises to modern apodments to low-rise traditional brick buildings. New construction of an apartment building is underway down the street from the proposal.

A small strip of commercial businesses are located 1 block north of the proposal. Views of Lake Union, the Space Needle, and Downtown can be seen from the subject site.

Adjacent zones include Neighborhood Commercial to the east and south on Broadway E and E Olive Way, respectively, and single Family to the north.

4. Please describe the applicant's development objectives, indicating types of desired uses, structure height (approx), number of residential units (approx), amount of commercial square footage (approx), and number of parking stalls (approx). Please also include potential requests for departure from development standards.

The development proposal is to create a new residential apartment structure, consisting of approximately 19 units with a mixture of studios and small efficiency dwelling units, behind the existing Oriana Apartment building, to remain. The development proposes to provide no parking. Approximate structure height is 65', per SMC 23.45.514B and G.

The three design alternatives represent a design exploration and evolution, resulting in a preferred scheme that is contextual in its volume and alley engagement; deferential in relation to neighboring buildings; and innovative in its massing strategy in relation to the preservation of the existing apartment building, materiality, and negotiation of old and new within a rich architectural landscape.

In order to preserve the existing structure, several departures are requested.

1. Rear setback departure abutting the alley along the East property line
2. Side setback departures at the North and South property line

ZONING SUMMARY

- E Roy St

E Mercer St

E Republican St

E Harrison St

E Thomas St

E Olive Way
- 23.45.504 PERMITTED USES:**
 - Residential use permitted outright.

23.45.510 FLOOR AREA RATIO:
 - 3.2 X 7,202 = 23,046 square feet allowable for projects that meet the standards of SMC 23.45.510.C
 - Underground stories and portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, are exempt from FAR limits.

23.45.514 STRUCTURE HEIGHT:
 - Base max height for MR zones = 60'-0"
 - Additional 5'-0" per 23.45.514.G

23.45.518 SETBACKS AND SEPARATIONS:
 - Front Setback – 5'-0" min., 7'-0" avg.
 - Rear Setback – 10'-0" minimum with alley
 - Side Setback – 5'-0" min., 7'-0" avg. below 42'-0", 7'-0" min., 10'-0" avg. above 42'-0".
 - Separations - 10 feet minimum separation between principal structures

23.45.522 AMENITY AREA:
 - The required amount of amenity area is equal to 5 percent of the total residential gross area.
 - All residents shall have access to at least one common or private amenity area.
 - No more than 50% of the amenity area may be enclosed; this enclosed area must be a common amenity area.
 - Common amenity area shall be minimum 250 square feet and have a minimum horizontal dimension of 10 feet

23.47A.016 LANDSCAPING AND SCREENING STANDARDS:
 - Landscaping shall achieves a Green Factor score of 0.50 or greater.

NEIGHBORHOOD CONTEXT



Address
416 Summit Ave E

Parcel #
684820-0460

Legal Description
Lot 4, Block 45, supplementary plat of pontius second addition to Seattle, according to the plat thereof recorded in volume 5 of plats, page 76, records of King County, WA.

Lot Size
7,200 SF

Zone
MR

Capitol Hill Urban Center Village



ARCHITECTURAL CONTEXT



1 Single Family Residence
408 E Harrison St
Built: 1904



2 Belpex
612 Belmont Ave E
Built: 1927, 6 units



3 Stream Belmont
500 Belmont Ave E
Built: 2014, 71 units



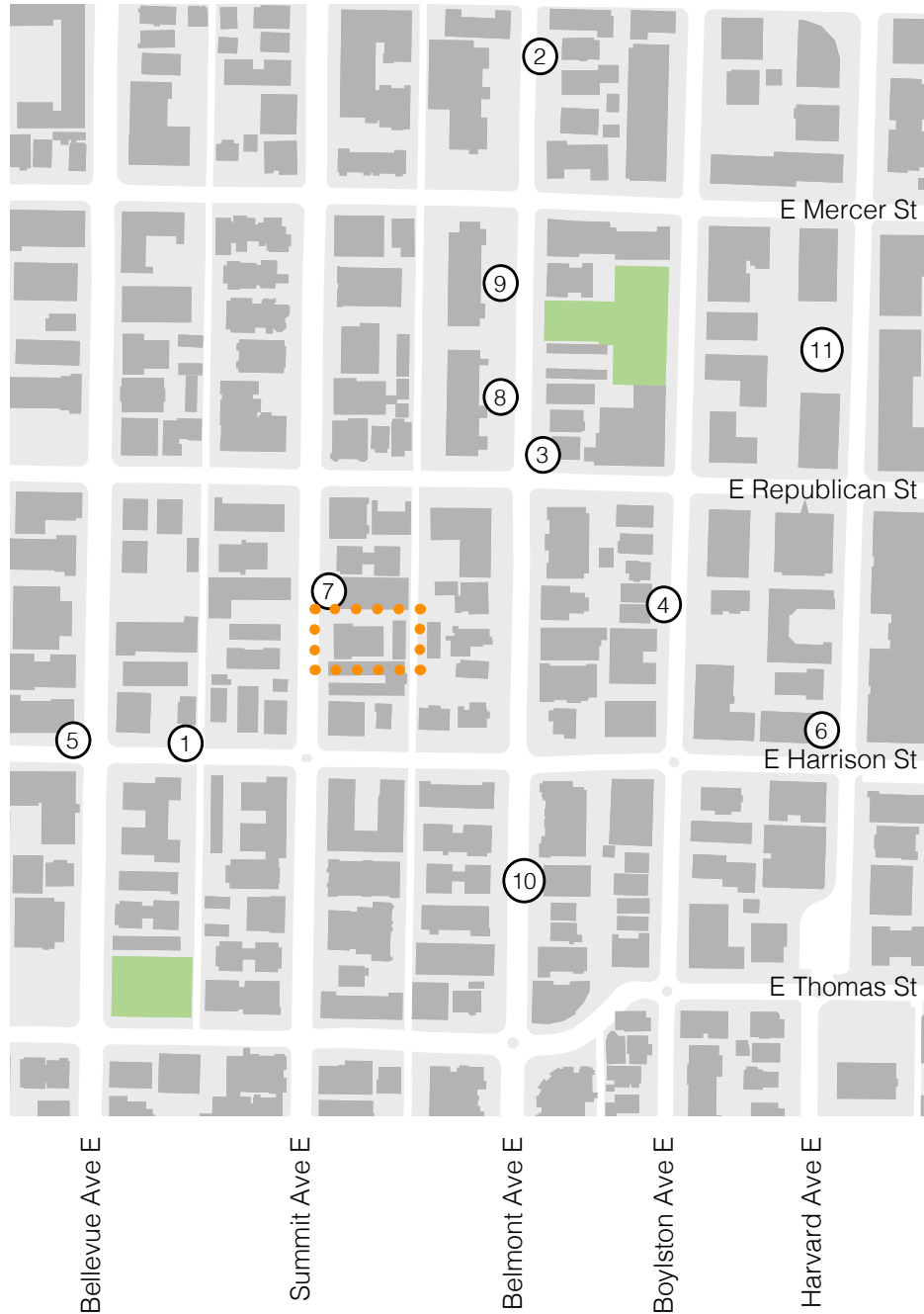
4 419/421 Bolyston Ave E
Triplexes
Built: 1906



5 Apartments
316 E Harrison St
Built: 1928, 19 units



6 Harvard Avenue Apartments
401 Harvard Ave E
Built: 1956, 10 units



7 Local 422
422 Summit Ave E
Built: 2015, 48 units

photo by Adam Michael Waldo



8 Highlander Condominiums
525 Belmont Ave E
Built: 1965, 63 units



9 Shannon Condominiums
601 Belmont Ave E
Built: 1970, 63 units



10 Belmont Off Broadway Condo.
322 Belmont Ave E
Built: 1993, 15 units



11 Rubix Apartments
515 Harvard Ave E
Built: 2015, 73 units

The architectural context in the neighborhood around this site is well-established. The immediate neighborhood is dense with multifamily residential buildings of varying architectural character.

Single family homes range from iconic gabled homes (see #9), to traditional craftsman, to uniquely eccentric. A majority of such single family homes have defined the neighborhood since the early 20th century.

Apartment buildings also define the neighborhood, although embody a wider range of age and character.

Buildings at this larger scale vary. More recent apartment and townhome buildings that mimic classical details (gables, trim, lap siding, symmetry) are also a part of this landscape (11).

Lastly, there is significant contemporary development in the neighborhood, both recently finished and in process (2, 3, 4). These buildings are often a composition of rectilinear volumes, sided with wood, colorful panel, or brick. All of the above creates a context that is deeply layered, and continuing to evolve.



ADJACENT USES



① Low-rise and mid-rise residential structures on Summit Ave E



② Commercial storefronts along Broadway E



③ Seattle Central College on Broadway



⑤ Tashkent Park

④ Capitol Hill Public Library on Harvard Ave E
PHOTO: JOHNSTON ARCHITECTS

⑥ Commercial storefronts on Summit Ave E

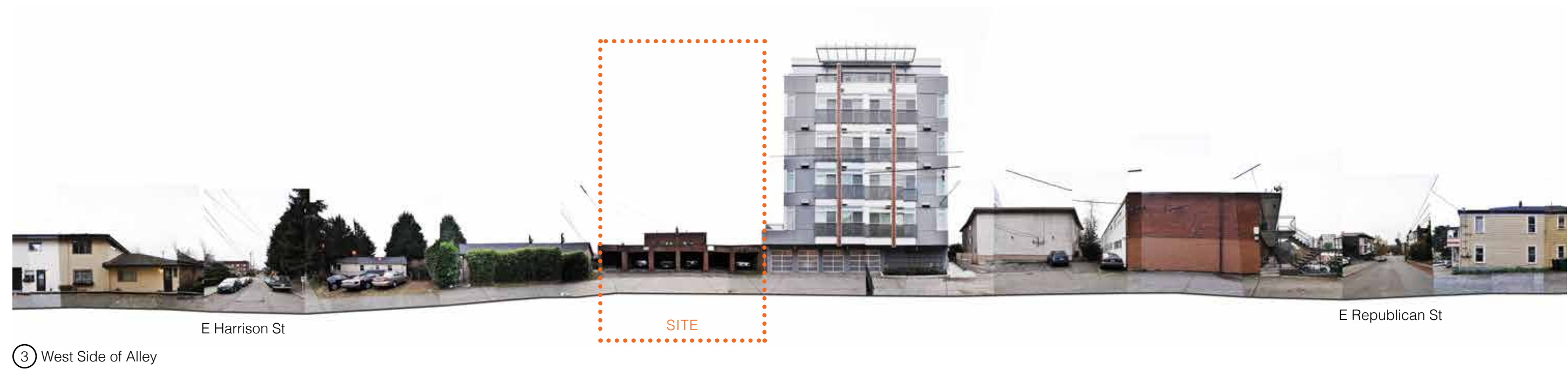
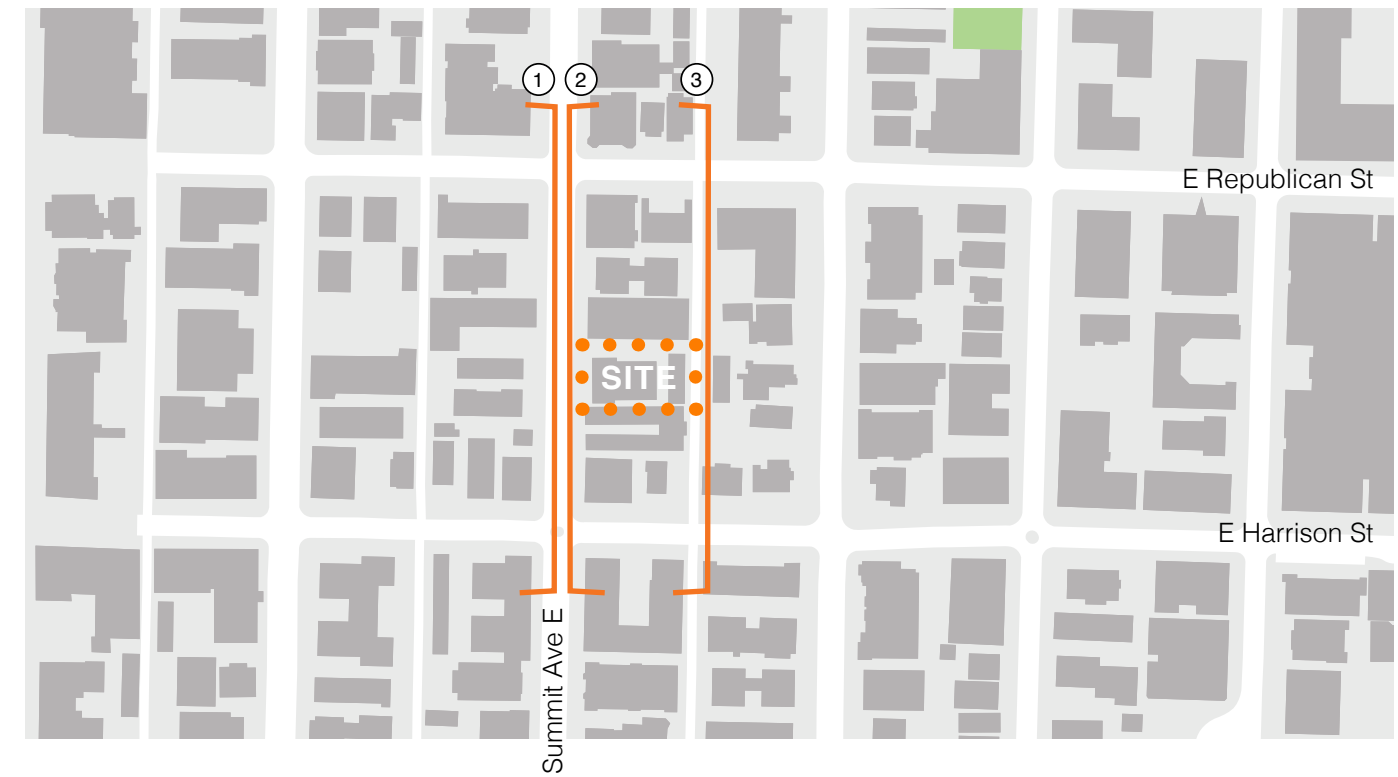


⑦ Broadway Market on Broadway E

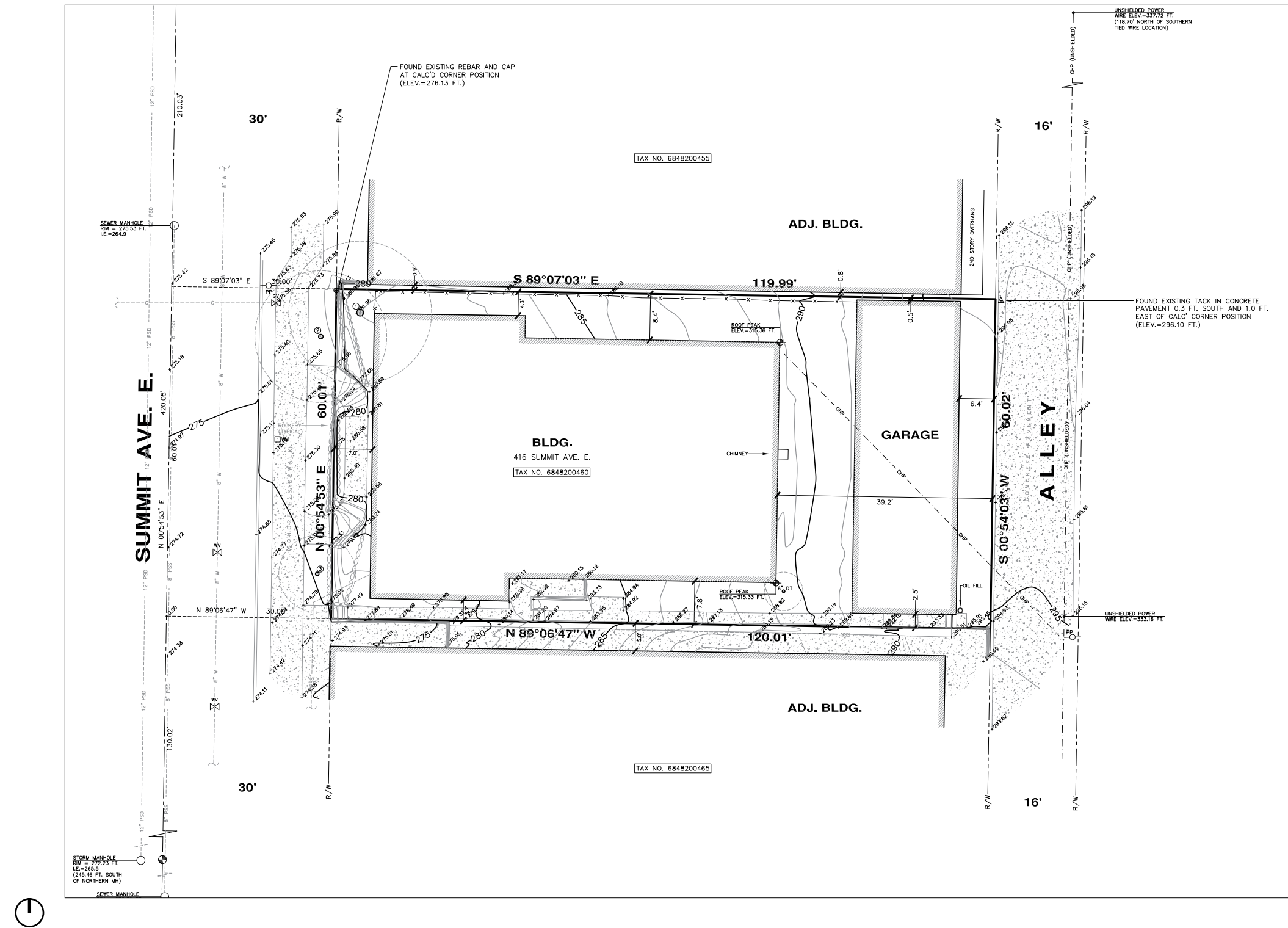
STREET PANORAMAS



STREET PANORAMAS



SITE SURVEY



SITE CONDITIONS & CONSTRAINTS



Immediate neighborhood

Constraints

- Summit Ave E is a residential access street that connects the site to the Capitol Hill and Central District. Bellevue Avenue E, one block to the west is a collector arterial that connects to Belmont Avenue E to the north and E Denny Way to the south.
- The site is located mid-block between E Republican Street and E Harrison Street.
- The site is located on the East side of Summit Ave E.
- The site currently consists of an existing 3-story, 10 unit apartment building (Oriana Apartments) with a 1-story existing parking garage behind at the alley.
- The infill site dimensions are 60 feet north-south by 120 feet east-west.
- Access from Summit Ave E and the alley.
- Context is low-rise to high-rise multifamily residential structures as well as single family residences.
- Views to the Space Needle, Olympic Mountain Range, and Downtown Seattle and Puget Sound can be seen from the site to the west.
- The site is bordered by a two-story 10-unit garden apartment structure to the south and a seven-story 48-unit apartment structure to the north, completed in 2015, built to the current zoning.



① View of site looking Northeast on Summit Ave E



② View of site looking Southeast on Summit Ave E



③ View to East of North property line condition



④ View to West of South property line condition



⑤ View of path through site along south side

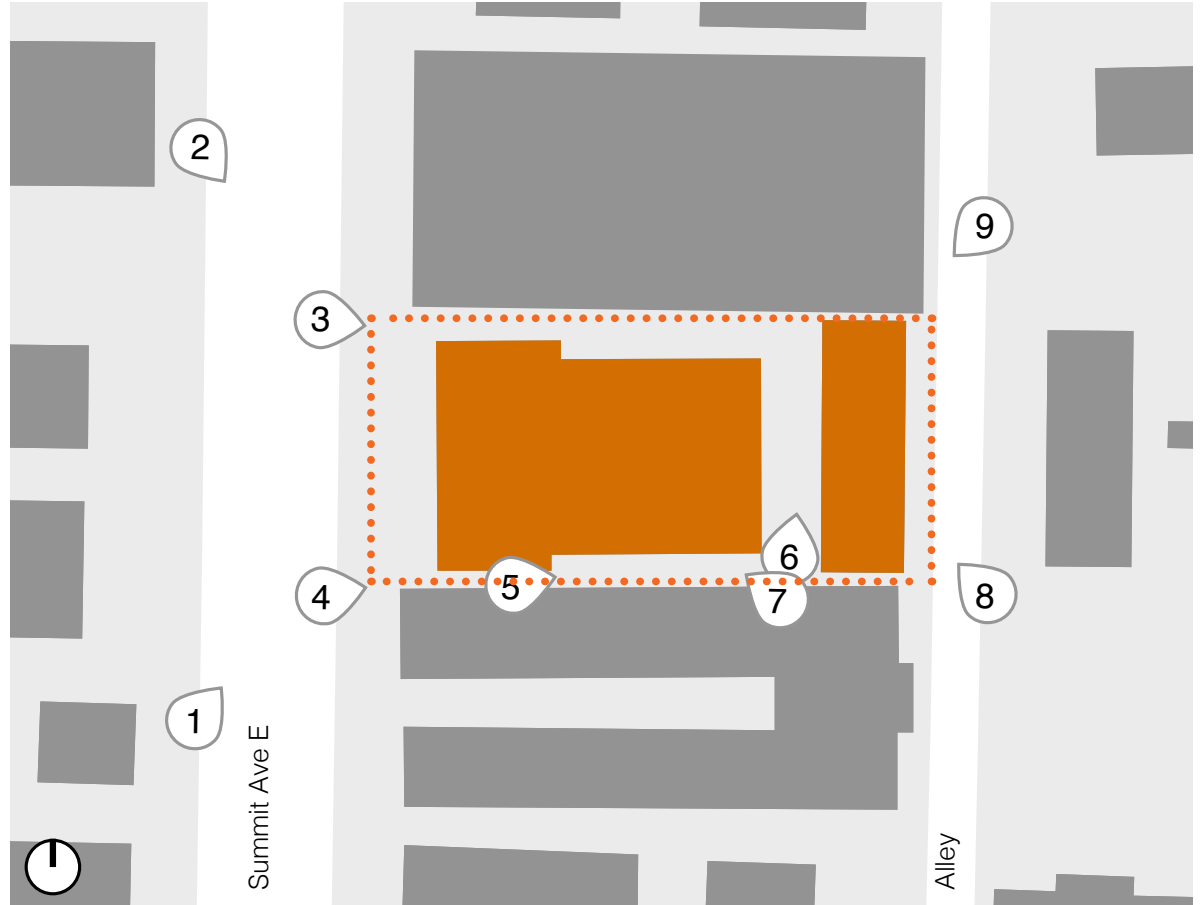
EXISTING CONDITIONS

The site, approximately 60 feet wide by 120 feet deep, currently contains a 3-story multifamily structure, the brick Oriana Apartment, with a detached one-story garage structure. The development proposes to add a new structure at the rear of the site in the location of the existing garage structure while preserving the Oriana structure, maintaining the neighborhood character. The existing detached garage structure will be demolished and removed.

Multi-family structures bound the site to the North and South. The site is bounded by an alley to the east of the site with multi-family structures across the alley. The site's topography descends approximately 20 feet from the alley to the East to Summit Avenue E to the West. Primary pedestrian access to the new structure will be from the alley with access also provided from Summit Avenue E.

The proposed design solutions respond to the site's topography, adjacent structures, and existing on-site structure. The design team is interested in preserving the existing Oriana Apartment building on-site. To the north is a new seven-story residential apartment, completed in 2015. To the south is a two-story residential structure built in 1924.

The site is located on the east side of Summit Ave E, mid-block between E Republican St and E Harrison St. The site has the potential for excellent views of the Space Needle, Olympic Mountains, and Downtown. The site has good access to Broadway E and neighborhood parks - approximately 0.5 miles southeast to Cal Anderson Park and 1 mile northeast to Volunteer Park.



⑥ View to north of gap between Oriana Apartments and existing garage



⑦ View too west of path along south property line



⑧ View to Northwest from alley



⑨ View to South at alley of existing garage structure

DESIGN PROPOSAL ALTERNATIVES

ALTERNATIVE 1-A (CODE COMPLIANT)

Alternative 1-A is a code compliant scheme with approximately forty-two (42) studio apartment units.

This alternative proposes demolishing the existing Oriana apartment building and replacing it with a 7-story structure with an internal double-loaded corridor for access to all units from Summit Ave E.

The units stack on all floors with stairs at both ends of the double loaded corridor and one stair and elevator core in the middle of the double loaded corridor.

This proposal responds to the immediate context with a central entry at the street.

Advantages:

- Code compliant scheme.
- Contextual building volume and central, clear entry at street and alley

Issues:

- Demolishes existing character apartment building
- Maximizes buildable envelope
- Common Amenity Area only accessed from street
- Some units will have little access to light
- Little modulation in massing

ALTERNATIVE 1-B (CODE COMPLIANT)

Alternative 1-B is a code compliant scheme that provides a variation on Alternative 1-A. It preserves the existing Oriana Apartment building and proposes a residential apartment structure at the rear of the site, with thirteen (13) studio apartment units.

This alternative proposes a internal single-loaded corridor for access to all units abutting the alley.

The units stack on all floors with stairs at both ends of the single-loaded corridor on the east side of the structure.

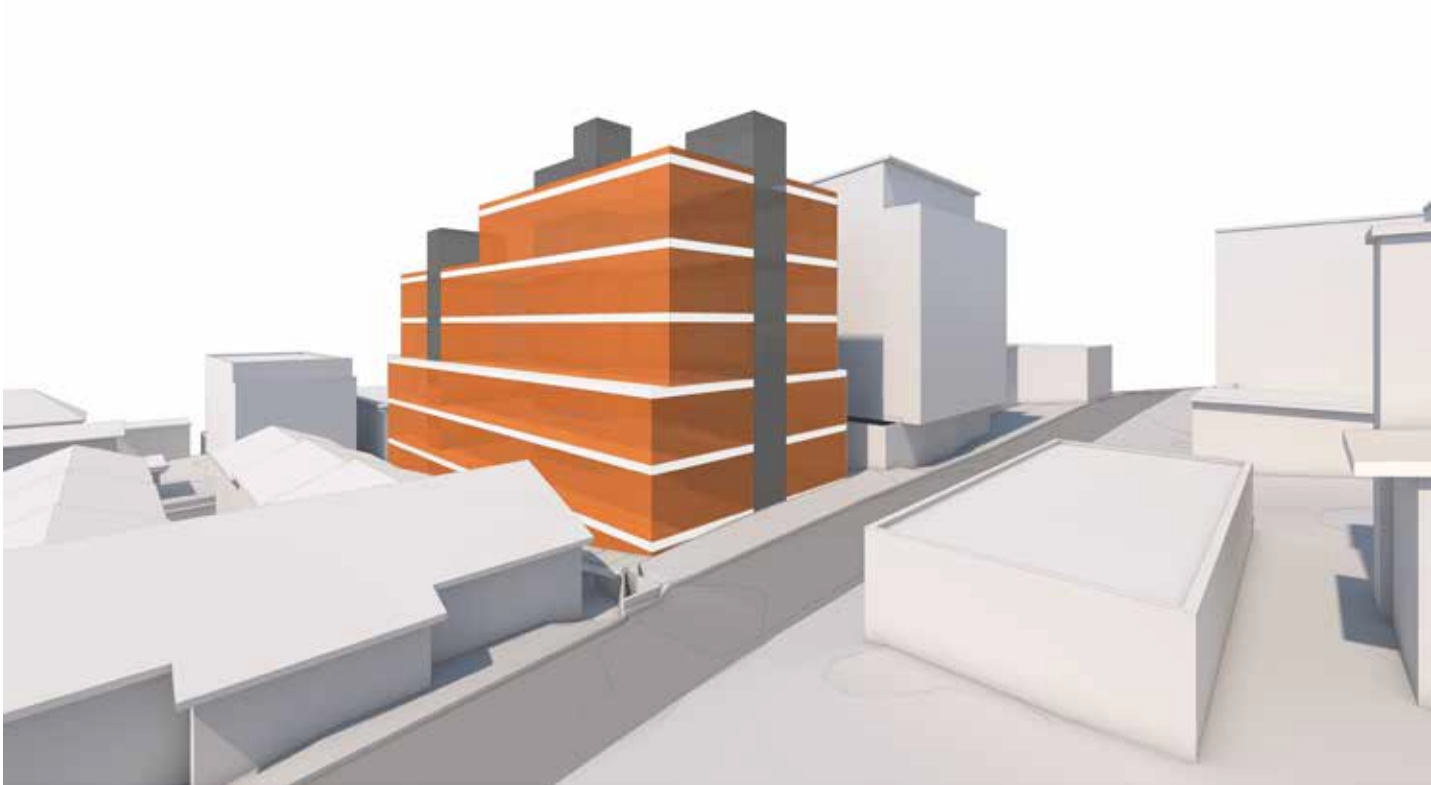
All units face west to take advantage of views of Downtown Seattle, the Space Needle, and Olympics. All circulation is on the east side of the building.

Advantages:

- Code compliant.
- Retains existing Oriana apartment building

Issues:

- Lack of modulation in massing gives monolithic quality at alley
- Both stair cores take up majority of east-facing wall, reducing southern exposure to units
- Massing is predictable due to project goals of preserving the existing Oriana Apartment building while maintaining the code required zoning envelope for the proposed new structure.



Aerial View from Southwest

Alternative 1-A



Aerial View from Southwest

Alternative 1-B

ALTERNATIVE 2

Alternative 2 preserves the existing Oriana Apartment building and proposes a residential apartment structure at the rear of the site with (19) studio apartment units.

All units are SEDU (Small Efficiency Dwelling Units) with accompanying storage at the alley level.

Stair cores are pushed to the northeast and southeast corners of the structure to maximize space for units in between. All units face west to take advantage of views of Downtown Seattle, the Space Needle, and Olympics. All circulation is on the east side of the building.

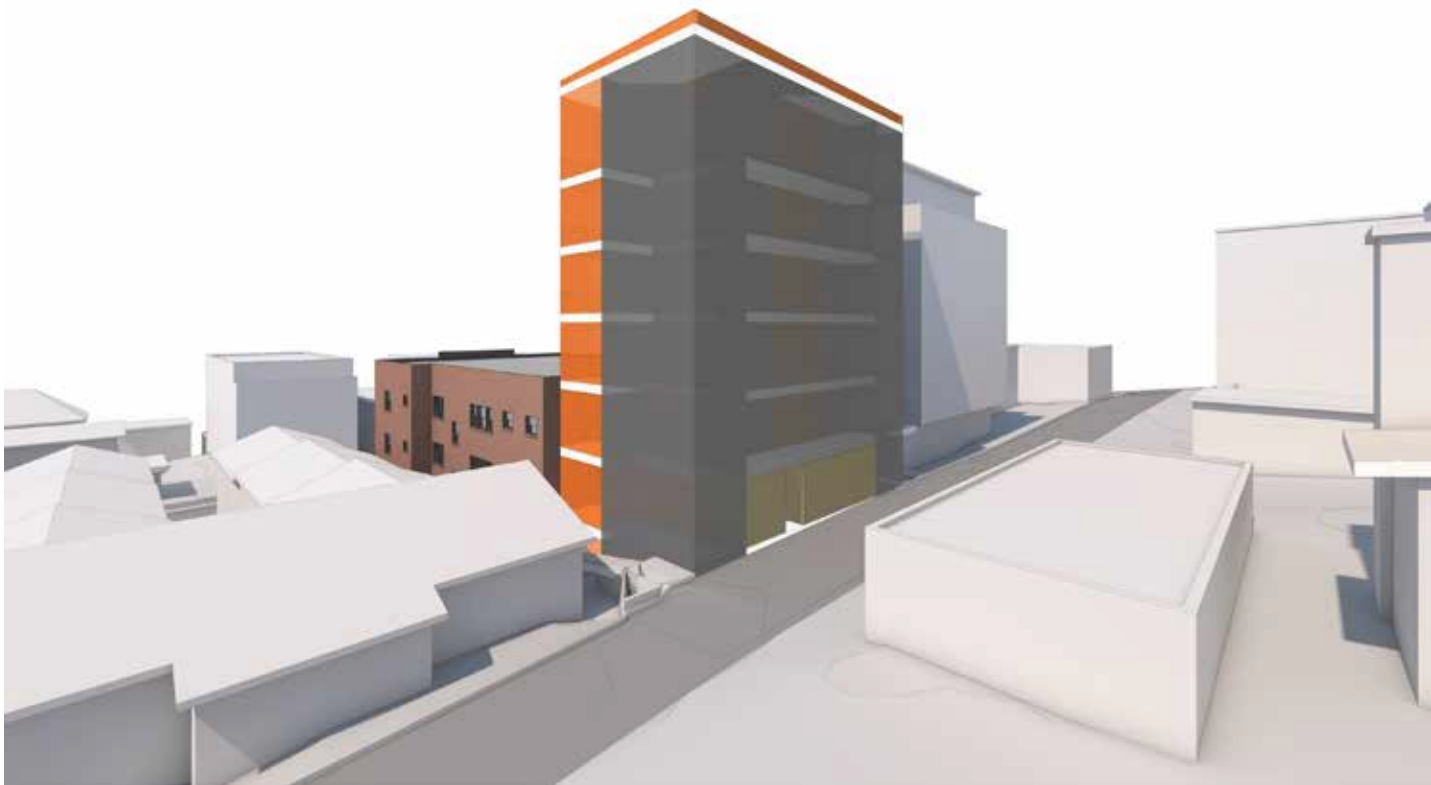
By retaining the existing apartment structure and with approximately 3 units per floor, this proposal promotes a thoughtful approach to creating density within the Capitol Hill Urban Center Village, close to transit and walkable neighborhoods.

Advantages:

- Retains existing Oriana apartment building
- Common Amenity Area is shared between existing apartment building and proposed structure

Issues:

- Lack of modulation in massing gives monolithic quality at alley
- South stair core takes up majority of south-facing wall, reducing southern exposure to units
- Departures requested for north and south side setbacks and east rear setback.



Aerial View from Southwest.

Alternative 2

ALTERNATIVE 3 (PREFERRED)

Alternative 3 preserves the existing Oriana Apartment building and proposes a residential apartment structure at the rear of the site with (19) studio apartment units.

The east facade is designed to be porous and transparent, with an exterior stair and exterior walkways replacing the monolithic mass of Alternative 2. This provides light and air to units from at least two sides.

Variation is proposed in the massing through deck projections to both the east and west facades as well as a recessed portion of the south facade above the second floor.

By retaining the existing apartment structure and with approximately 3 units per floor, this proposal promotes a thoughtful approach to creating density within the Capitol Hill Urban Center Village, close to transit and walkable neighborhoods.

Advantages:

- Retains existing Oriana apartment building
- Common Amenity Area is shared between existing apartment building and proposed structure
- Exterior circulation on the east side of the structure reduces massing and activates alley with secondary architectural elements and facade depth.
- First floor facade at the alley level with recessed entries give further definition to alley edge condition
- Projections and modulation on west and south facades
- Rotation of south stair allows for more exposure to light and air to south units

Issues:

- Departures requested for north and south side setbacks and east rear setback.



Aerial View from Southwest.

Alternative 3

ALTERNATIVE 1-A (CODE COMPLIANT)

Alternative 1-A is a code compliant scheme with approximately forty-two (42) studio apartment units.

This alternative proposes demolishing the existing Oriana apartment building and replacing it with a 7-story structure with an internal double-loaded corridor for access to all units from Summit Ave E.

The units stack on all floors with stairs at both ends of the double loaded corridor and one stair and elevator core in the middle of the double loaded corridor.

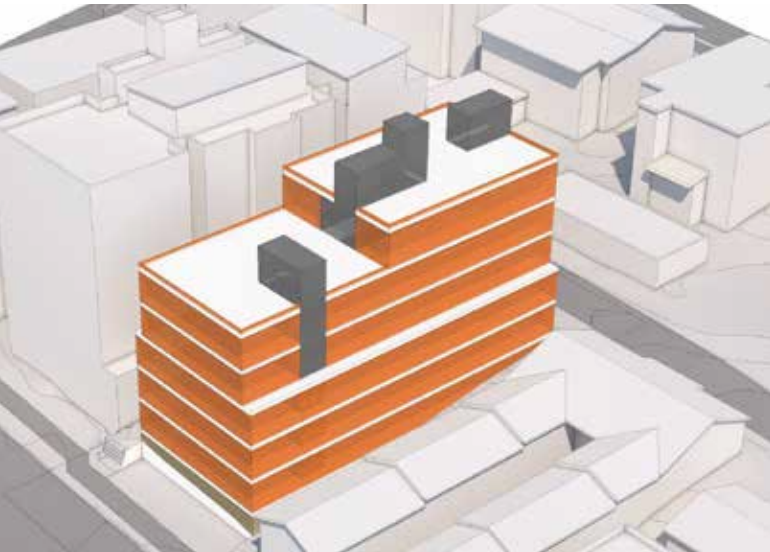
This proposal responds to the immediate context with a central entry at the street.

Advantages:

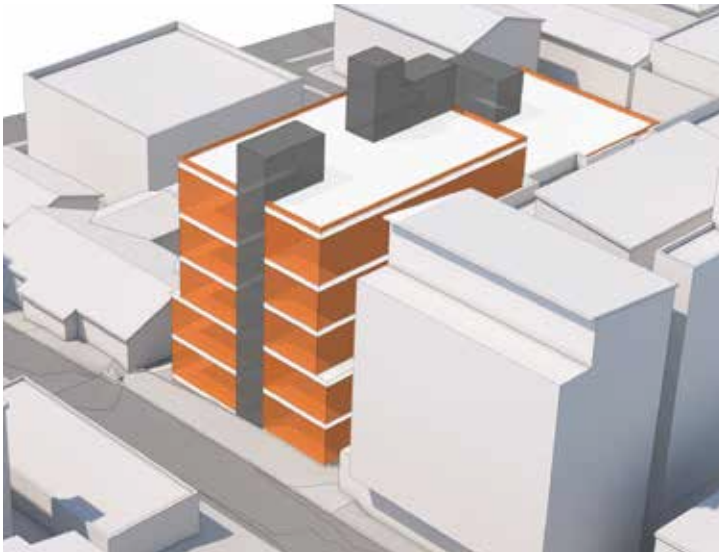
- Code compliant scheme.
- Contextual building volume and central, clear entry at street and alley

Issues:

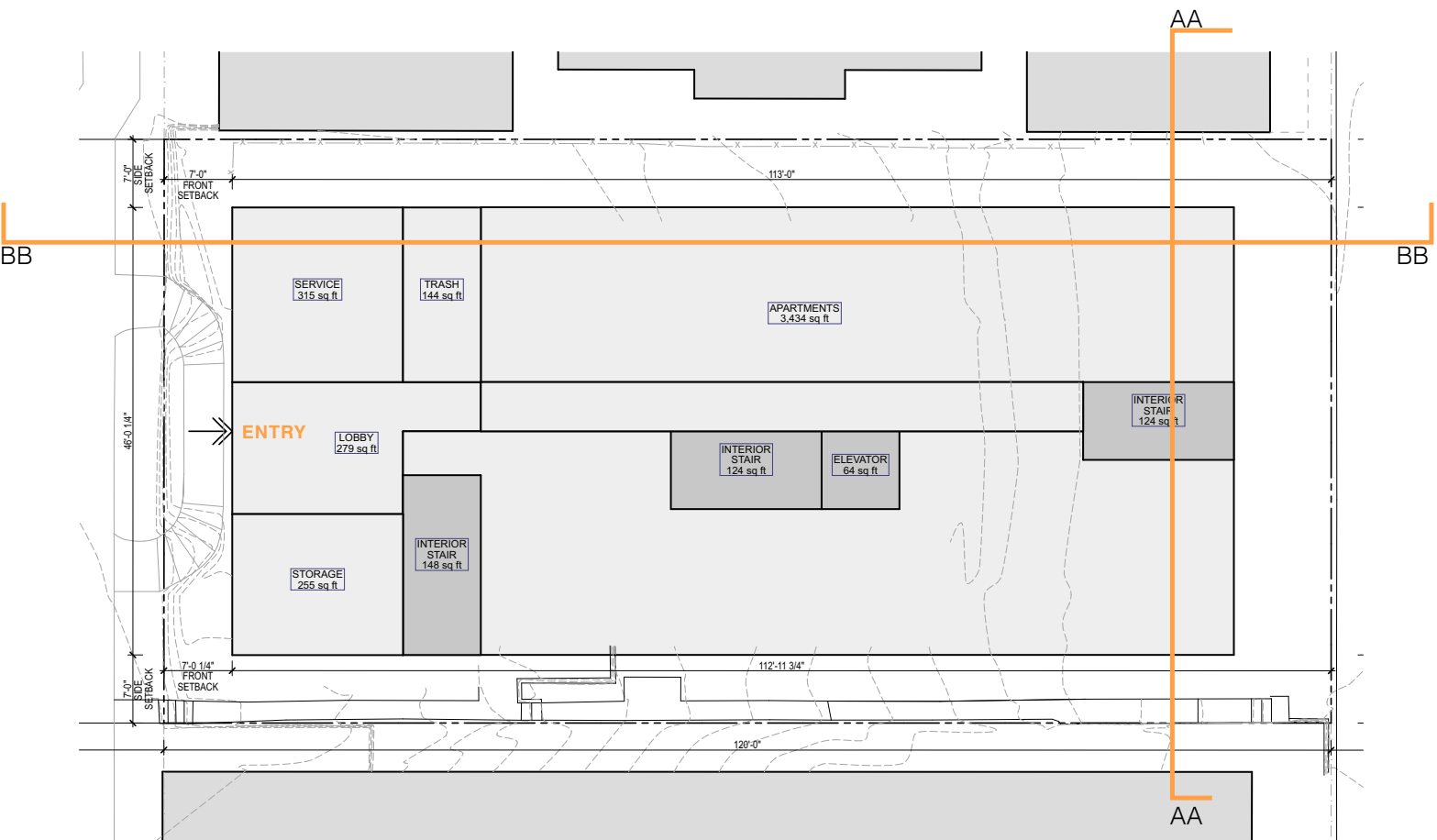
- Demolishes existing character apartment building
- Maximizes buildable envelope
- Common Amenity Area only accessed from street
- Some units will have little access to light
- Little modulation in massing



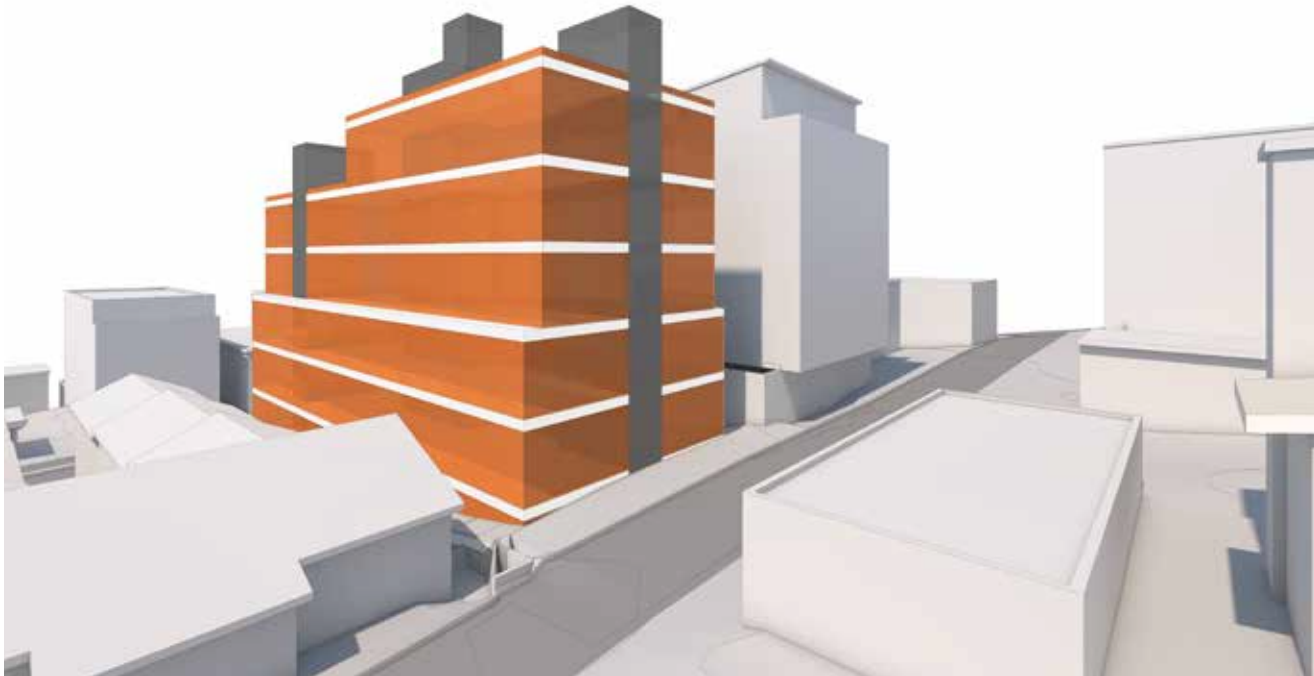
2 Aerial View from Southwest



3 Aerial View from Northeast

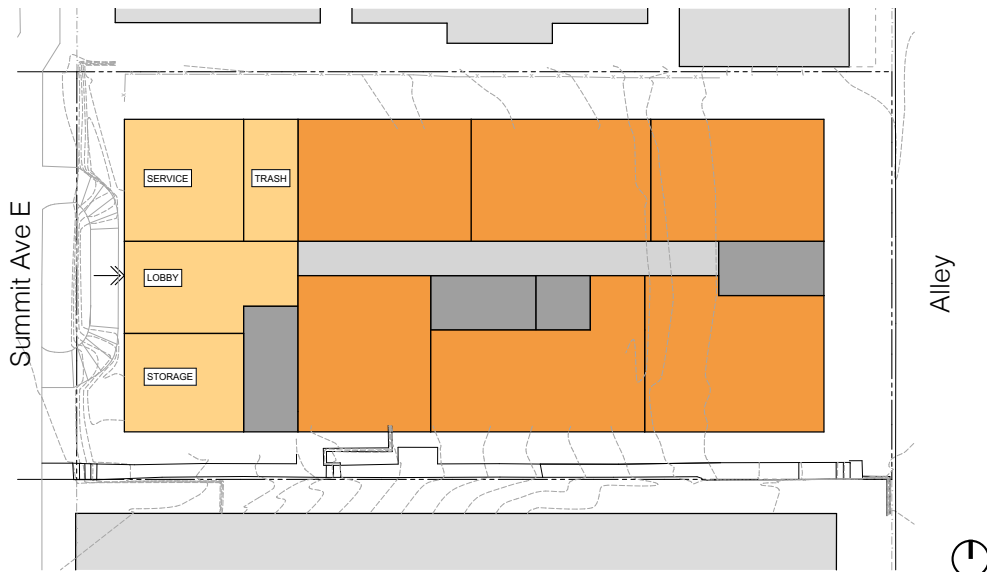


1 Site Plan

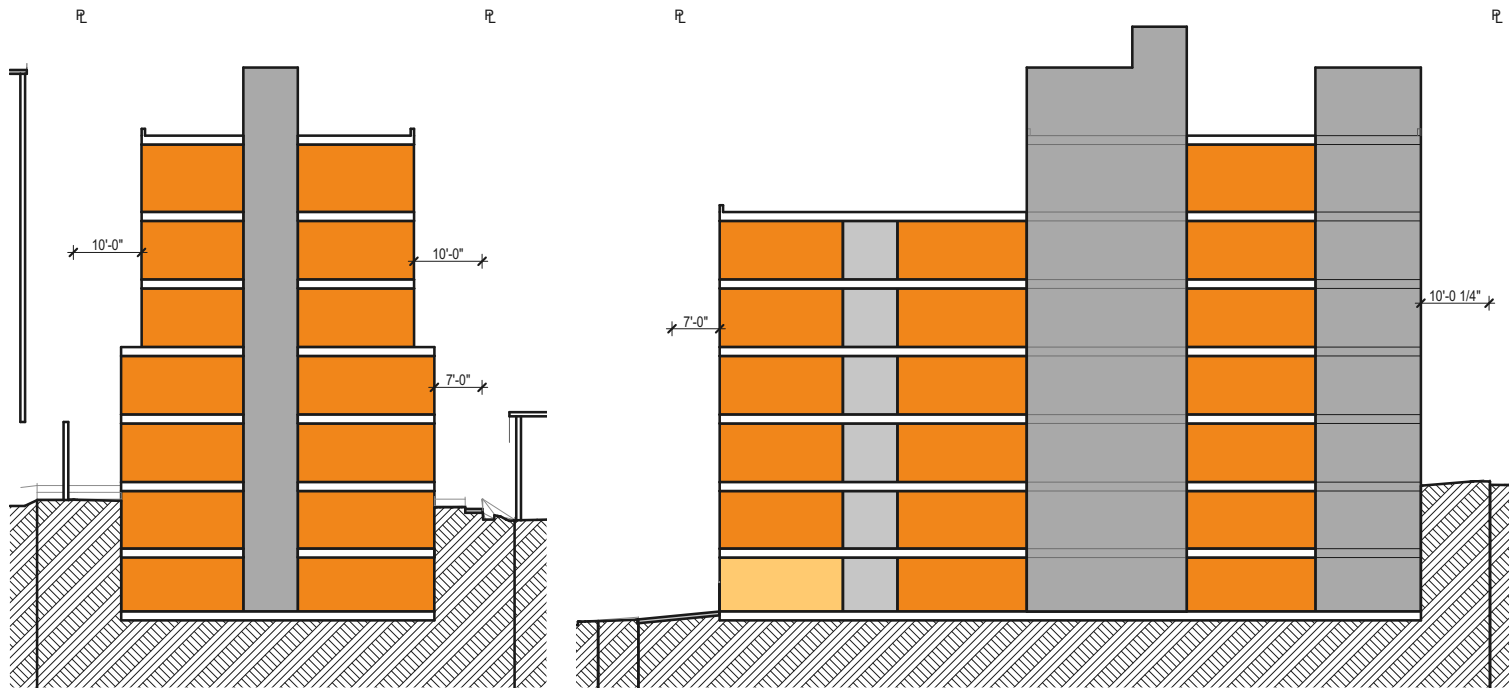


1 View looking Northwest from alley at rear of site

- Apartment
- Interior Circulation
- Exterior Circulation
- Stair/Storage
- Lobby

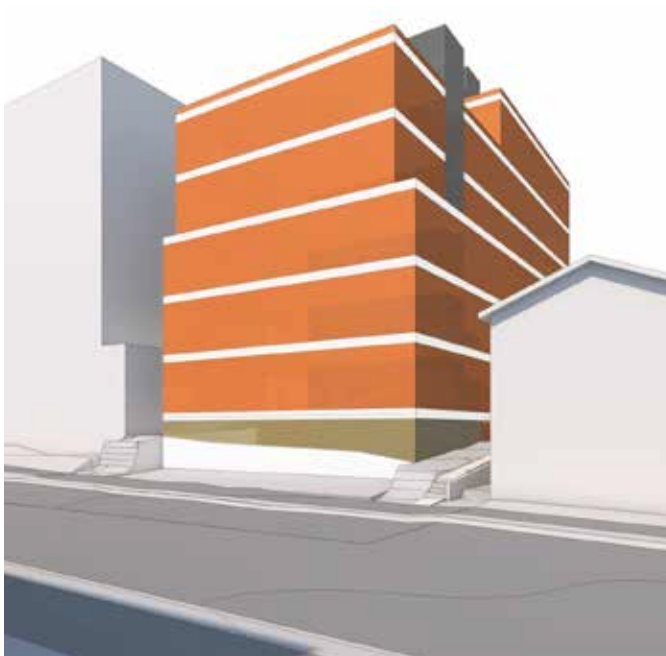


First Floor Pan

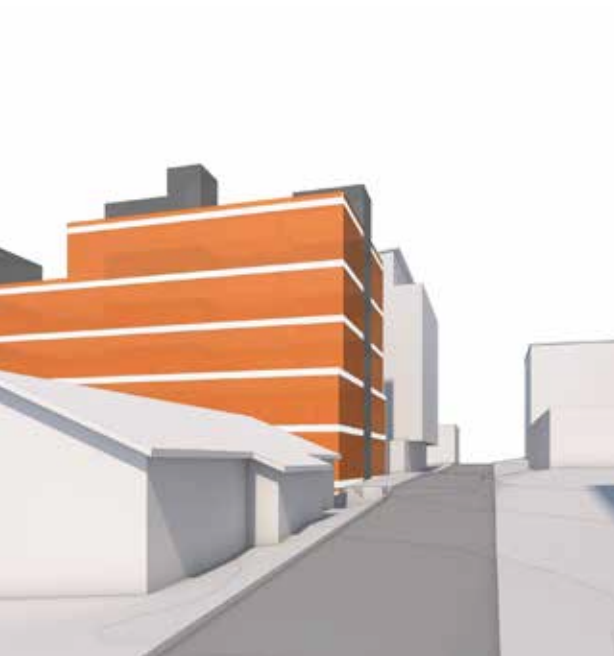


AA. Transverse Section looking E

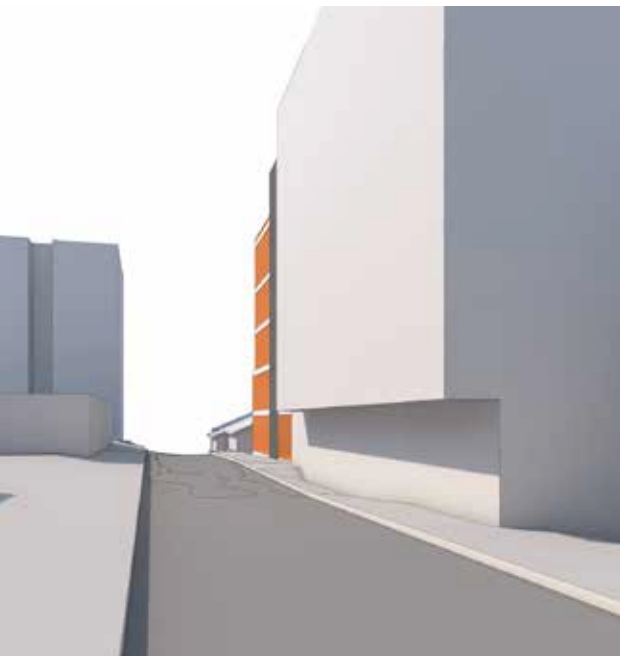
BB. Longitudinal section looking N



4 View looking Northeast from Summit Ave E



5 View looking North from alley



6 View looking S from alley



7 Closeup looking Northwest view from alley

ALTERNATIVE 1-B (CODE COMPLIANT)

Alternative 1-B is a code compliant scheme that provides a variation on Alternative 1-A. It preserves the existing Oriana Apartment building and proposes a residential apartment structure at the rear of the site, with thirteen (13) studio apartment units.

This alternative proposes a internal single-loaded corridor for access to all units abutting the alley.

The units stack on all floors with stairs at both ends of the single-loaded corridor on the east side of the structure.

All units face west to take advantage of views of Downtown Seattle, the Space Needle, and Olympics. All circulation is on the east side of the building.

Advantages:

- Code compliant.
- Retains existing Oriana apartment building

Issues:

- Lack of modulation in massing gives monolithic quality at alley
- Both stair cores take up majority of east-facing wall, reducing southern exposure to units
- Massing is predictable due to project goals of preserving the existing Oriana Apartment building while maintaining the code required zoning envelope for the proposed new structure.



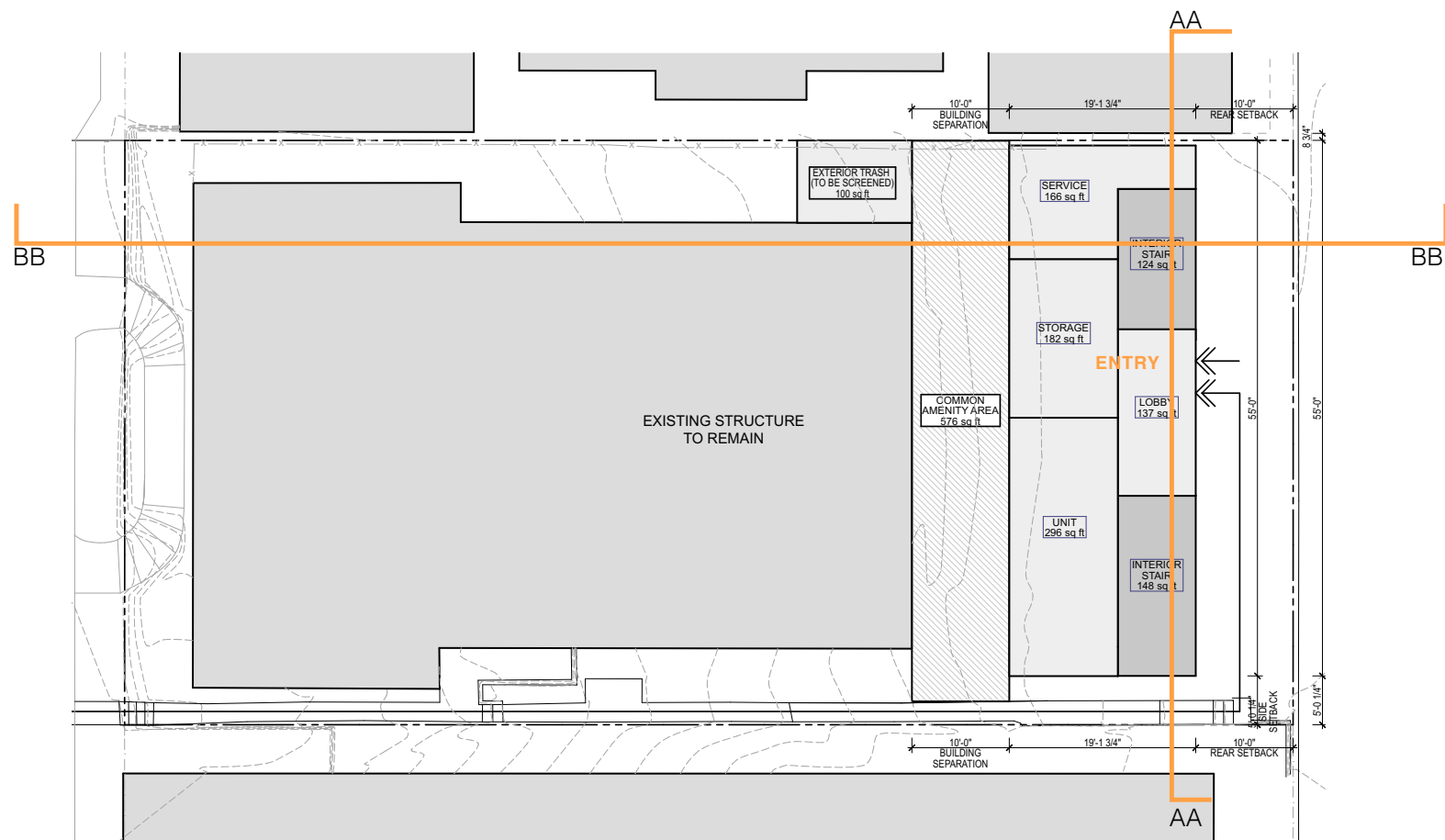
② Aerial View from Southwest



③ Aerial View from Northeast

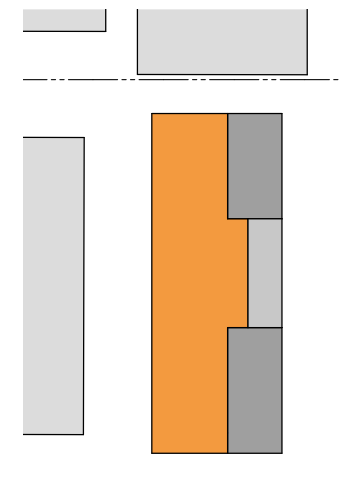


① View looking Northwest from alley at rear of site

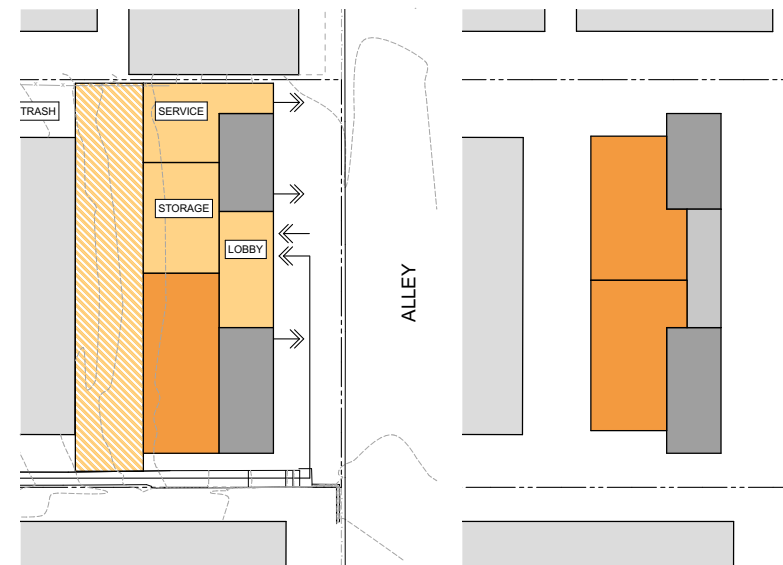


⌚ Site Plan

- Apartment
- Interior Circulation
- Exterior Circulation
- Stair/Storage
- Lobby
- Common Amenity Area

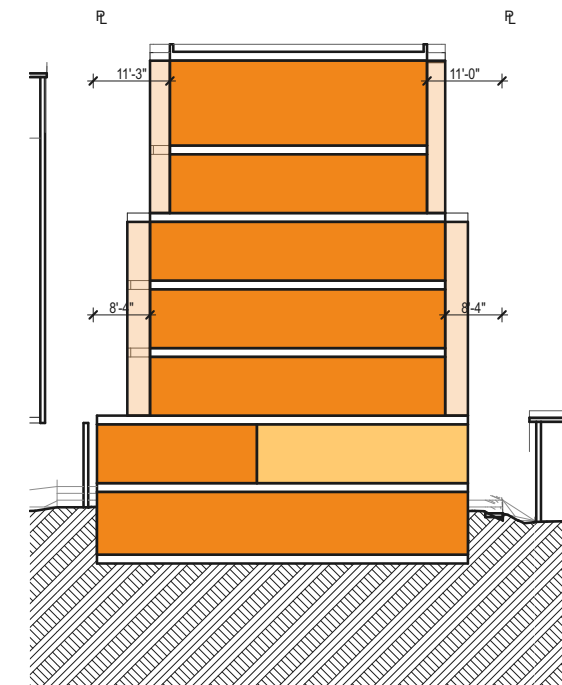


Basement Floor

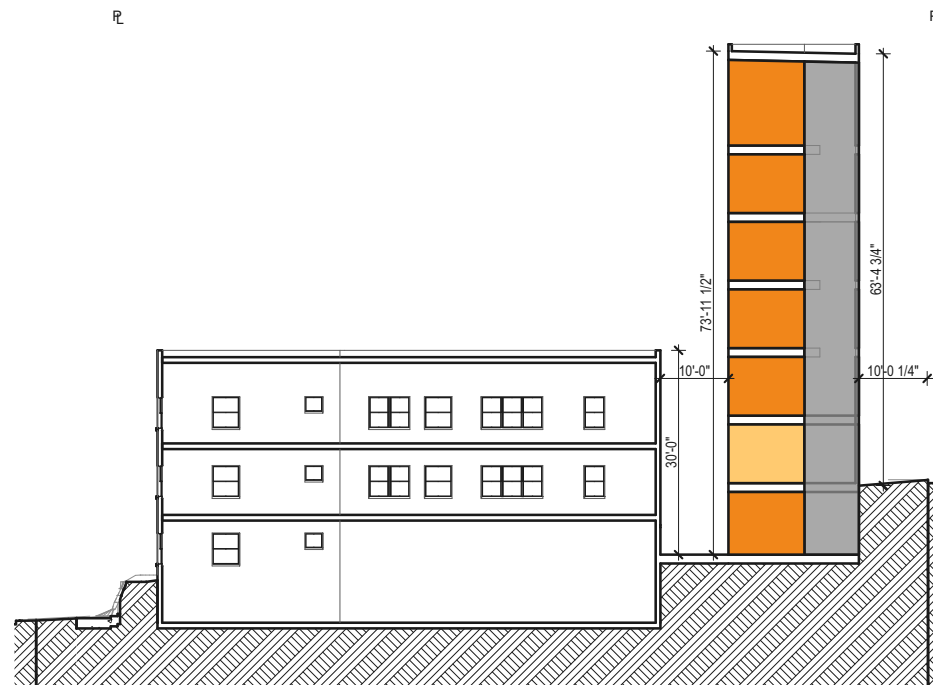


First Floor

Second through sixth floors



AA. Longitudinal Section looking E



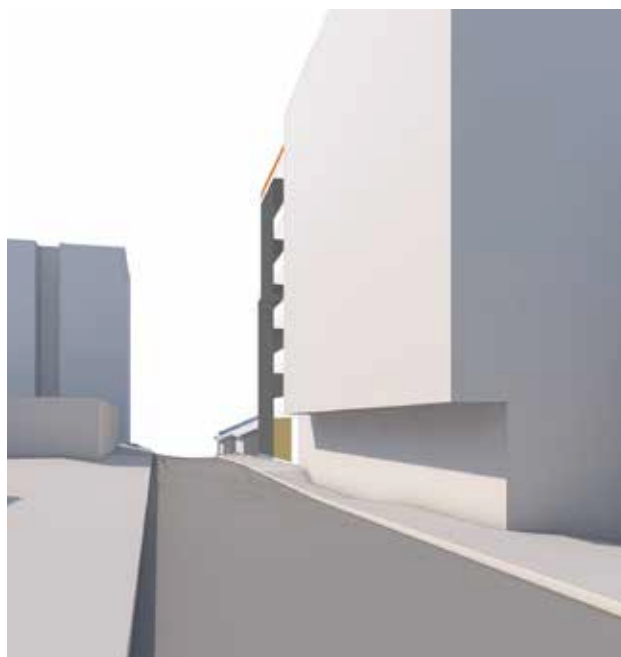
BB. Transverse section looking N



④ View looking Northeast from Summit Ave E



⑤ View looking North from alley



⑥ View looking S from alley



⑦ Closeup looking Northwest view from alley

ALTERNATIVE 2

Alternative 2 preserves the existing Oriana Apartment building and proposes a residential apartment structure at the rear of the site with (19) studio apartment units.

All units are SEDU (Small Efficiency Dwelling Units) with accompanying storage at the alley level.

Stair cores are pushed to the northeast and southeast corners of the structure to maximize space for units in between. All units face west to take advantage of views of Downtown Seattle, the Space Needle, and Olympics. All circulation is on the east side of the building.

By retaining the existing apartment structure and with approximately 3 units per floor, this proposal promotes a thoughtful approach to creating density within the Capitol Hill Urban Center Village, close to transit and walkable neighborhoods.

Advantages:

- Retains existing Oriana apartment building
- Common Amenity Area is shared between existing apartment building and proposed structure

Issues:

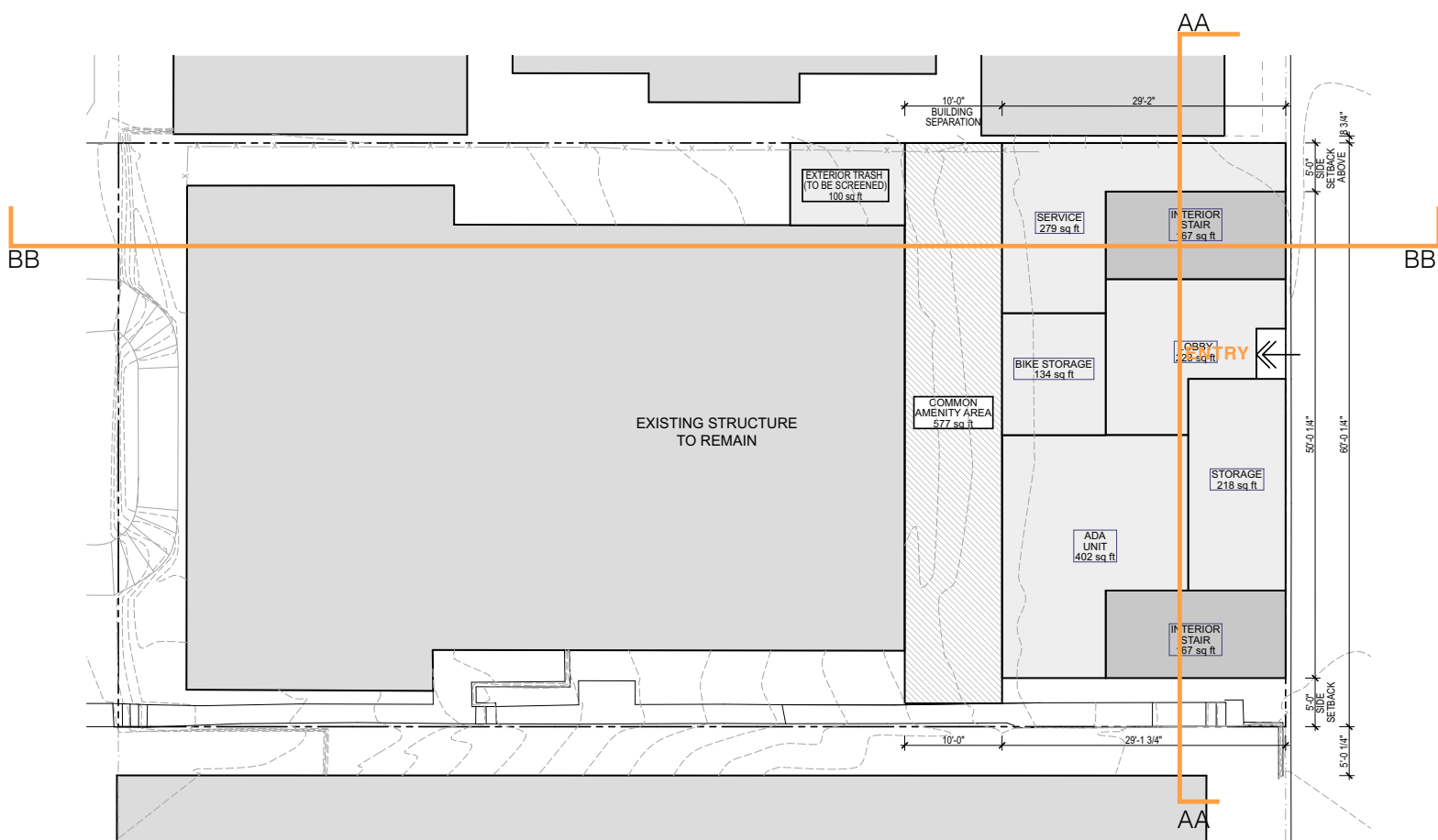
- Lack of modulation in massing gives monolithic quality at alley
- South stair core takes up majority of south-facing wall, reducing southern exposure to units
- Departures requested for north and south side setbacks and east rear setback.



② Aerial View from Southwest



③ Aerial View from Northeast

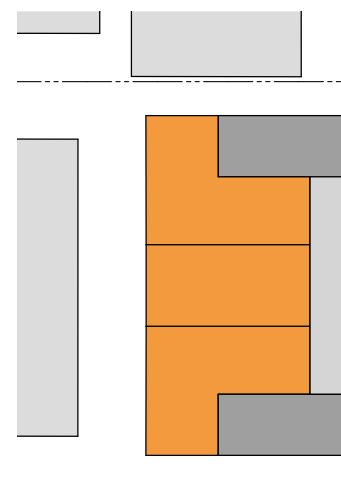


⌚ Site Plan

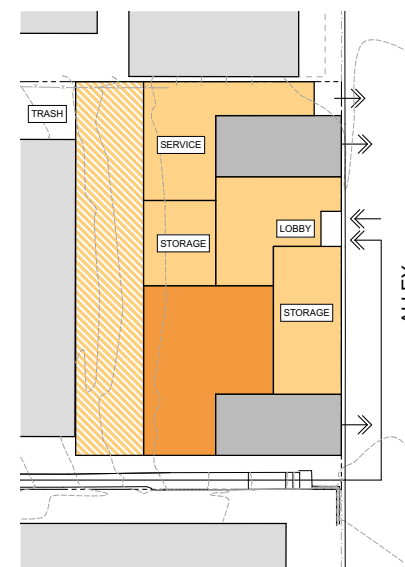


① View looking Northwest from alley at rear of site

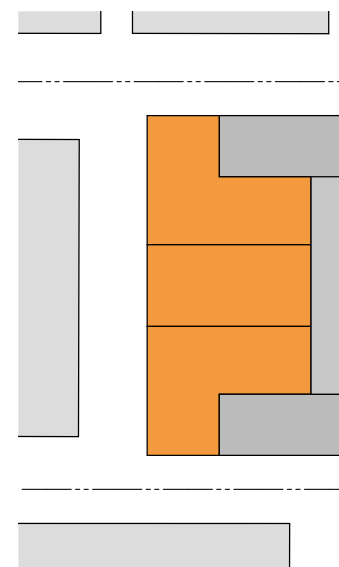
- Apartment
- Interior Circulation
- Exterior Circulation
- Stair/Storage
- Lobby
- Common Amenity Area



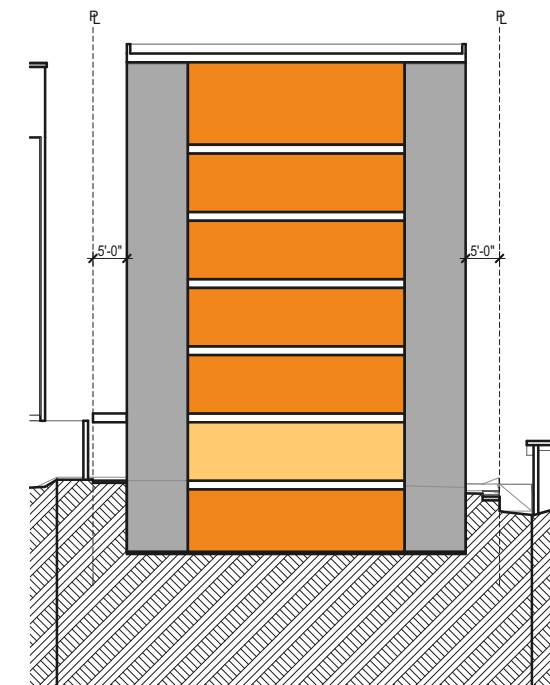
Basement Floor



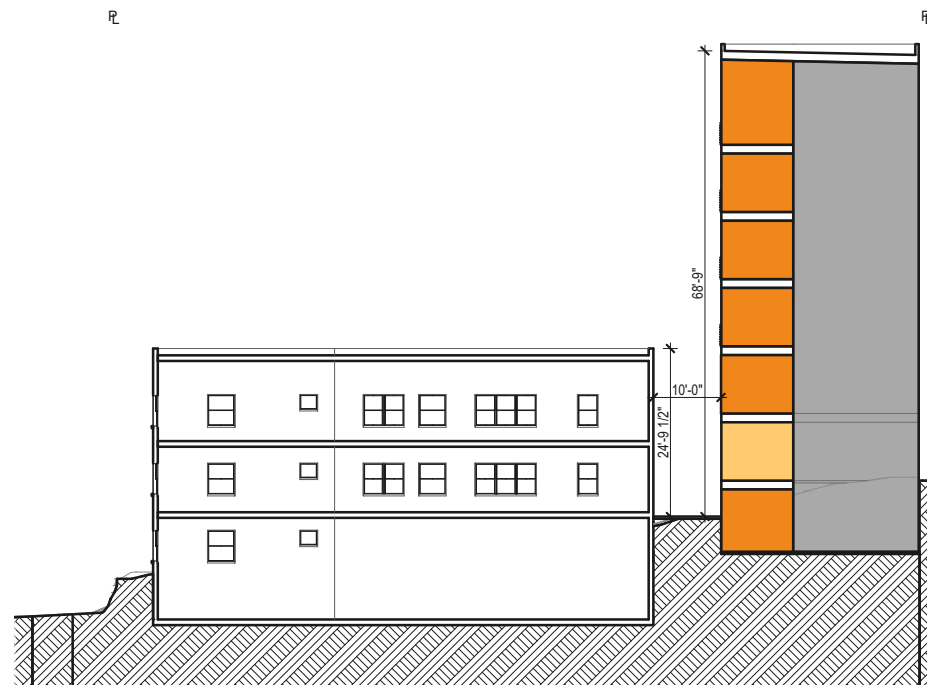
First Floor



Second through sixth floors



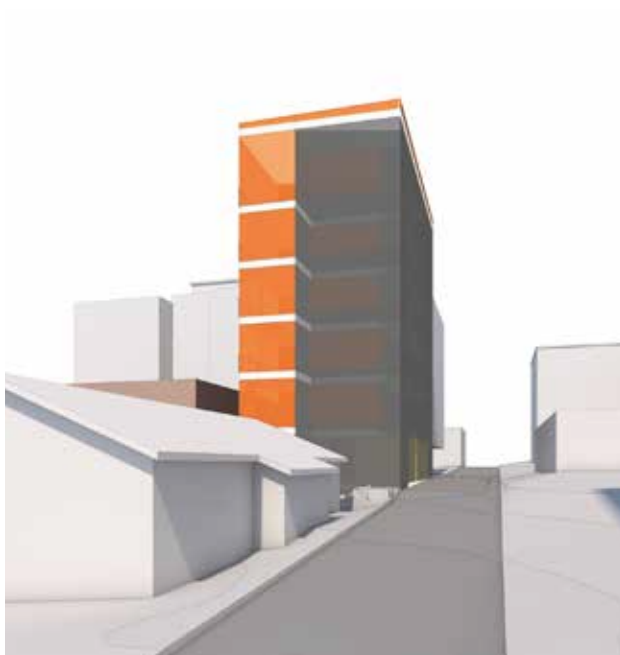
AA. Longitudinal Section looking E



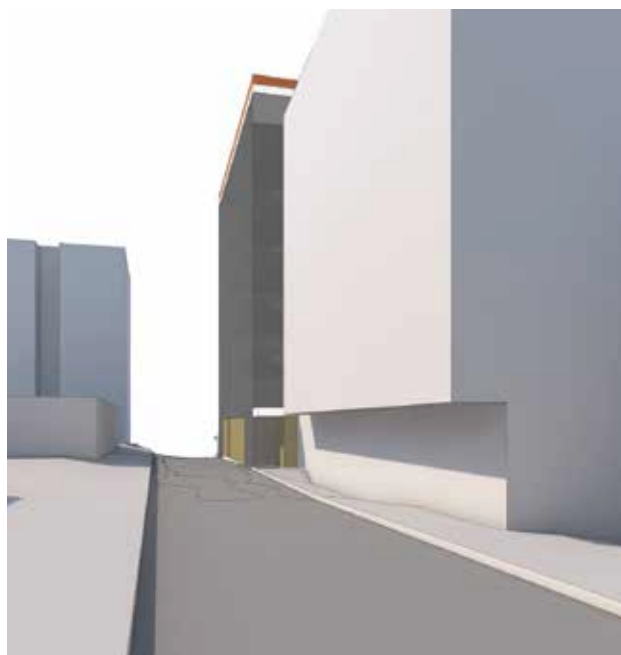
BB. Transverse section looking N



④ View looking Northeast from Summit Ave E



⑤ View looking North from alley



⑥ View looking S from alley



⑦ Closeup looking Northwest view from alley

ALTERNATIVE 3 (PREFERRED)

Alternative 3 preserves the existing Oriana Apartment building and proposes a residential apartment structure at the rear of the site with (19) studio apartment units.

The east facade is designed to be porous and transparent, with an exterior stair and exterior walkways replacing the monolithic mass of Alternative 2. This provides light and air to units from at least two sides.

Variation is proposed in the massing through deck projections to both the east and west facades as well as a recessed portion of the south facade above the second floor.

By retaining the existing apartment structure and with approximately 3 units per floor, this proposal promotes a thoughtful approach to creating density within the Capitol Hill Urban Center Village, close to transit and walkable neighborhoods.

Advantages:

- Retains existing Oriana apartment building
- Common Amenity Area is shared between existing apartment building and proposed structure
- Exterior circulation on the east side of the structure reduces massing and activates alley with secondary architectural elements and facade depth.
- First floor facade at the alley level with recessed entries give further definition to alley edge condition
- Projections and modulation on west and south facades
- Rotation of south stair allows for more exposure to light and air to south units

Issues:

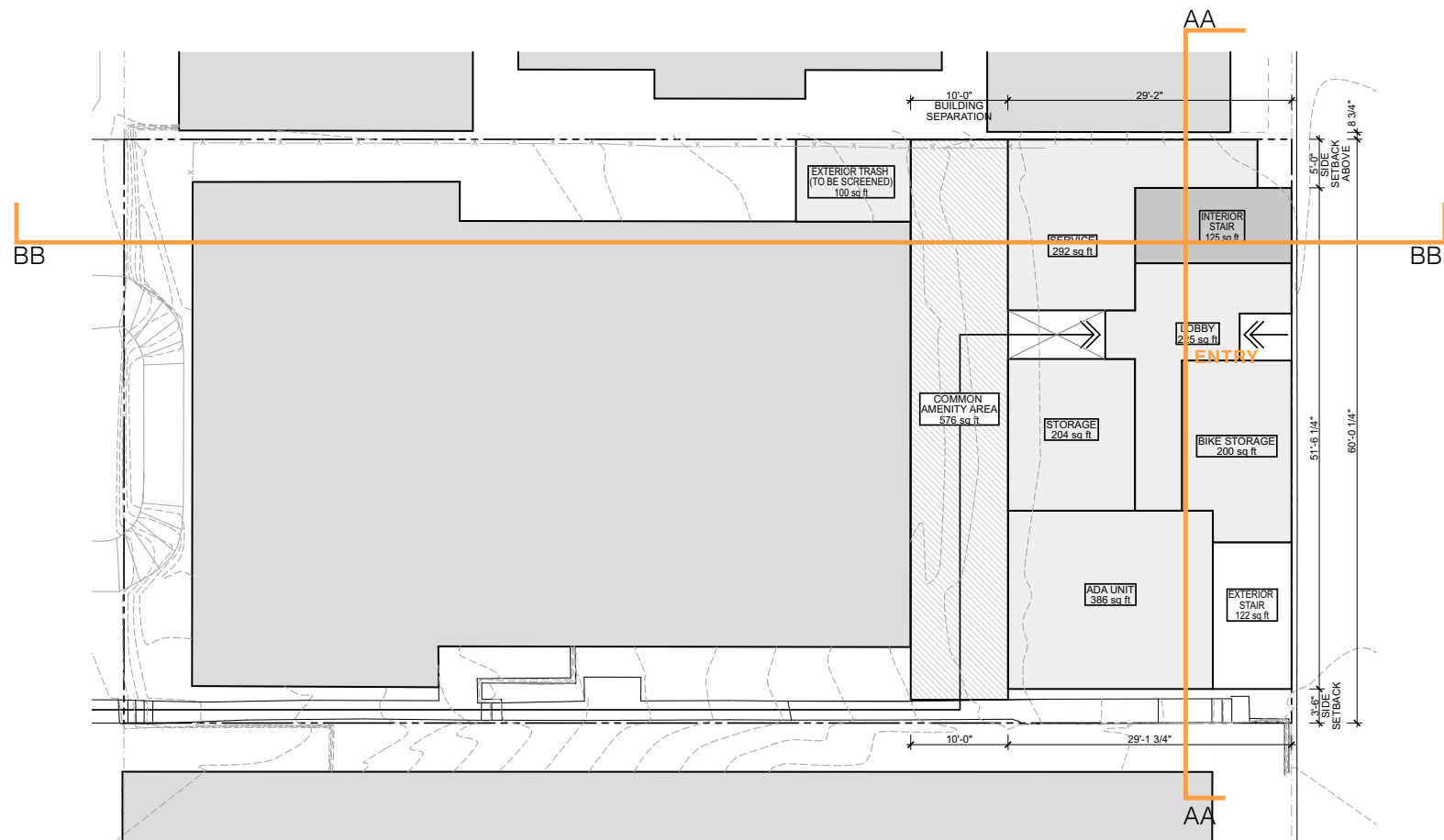
- Departures requested for north and south side setbacks and east rear setback.



2 Aerial View from Southwest



3 Aerial View from Northeast

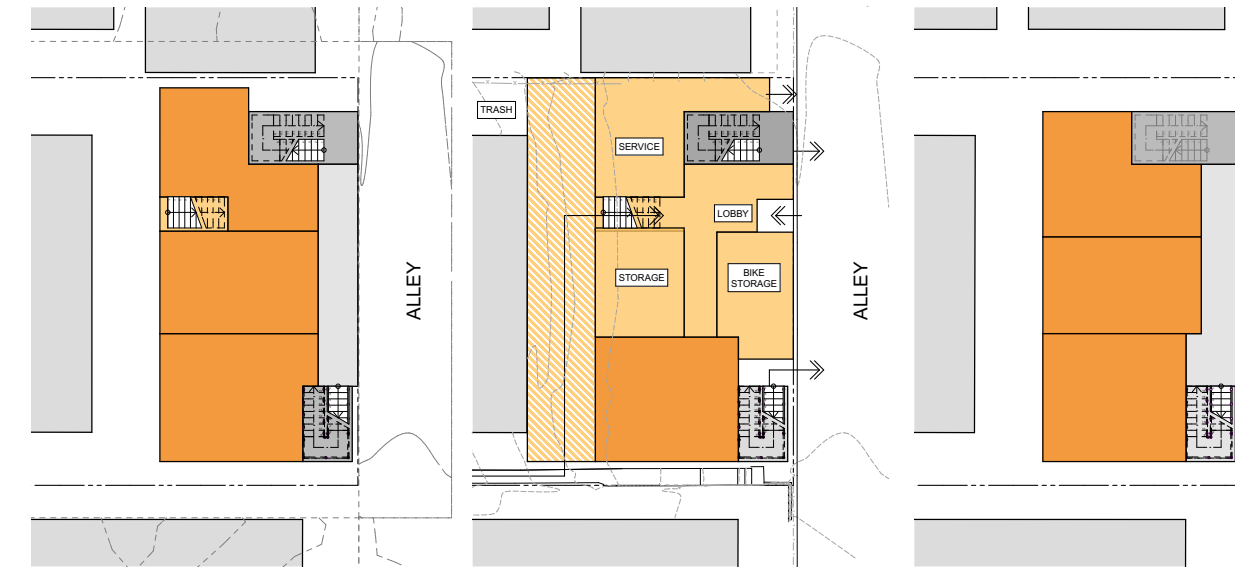


Site Plan

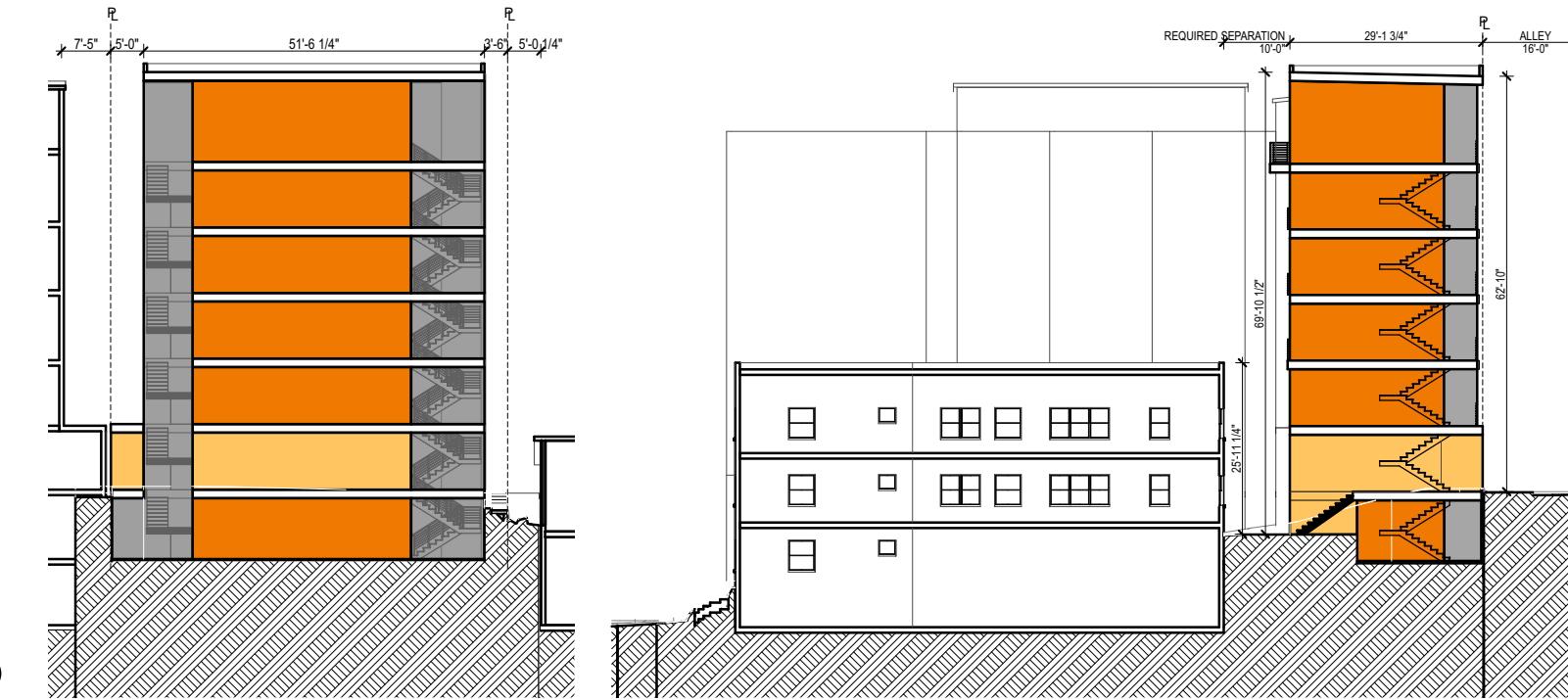


1 View looking Northwest from alley at rear of site

- Apartment
- Interior Circulation
- Exterior Circulation
- Stair/Storage
- Lobby
- Common Amenity Area



Basement Floor First Floor Second through sixth floors



AA. Longitudinal Section looking E BB. Transverse section looking N



4 View looking Northeast from Summit Ave E



5 View looking North from alley



6 View looking S from alley



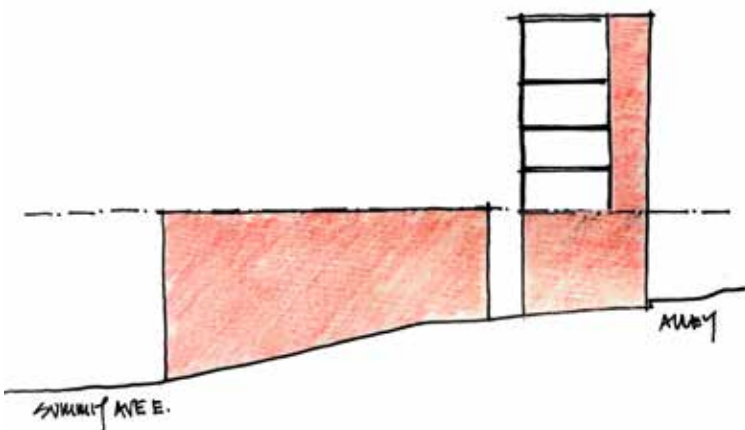
7 Closeup looking Northwest view from alley

ALTERNATIVE 3 DESIGN APPROACH

Our design approach for Alternative 3 focuses on a relationship between the existing Oriana Apartments and our proposed structure.

Located directly behind the Oriana Apartments, our project creates a datum that is aligned with the top of the existing apartment building. Below that datum, the proposed structure will have a character and building language similar to Oriana Apartments (solid massing with deliberate punched-out openings) that helps ground the project. Above the datum, the architectural character becomes a lighter three-dimensional facade with balconies, railings, and maximized glazing with an articulated texture that enhances the massing approach.

Extending beyond a basic transition between new and old and above and below, the proposed more solid massing of the first three stories wraps the building vertically at the termination of the south facade. It then transitions to the alley facade, which opens up again as a more three-dimensional facade in a similar language to the west facade.



CS2.B.2, PL3.A
⑤ Street entry concept drawing



DC2.A.1, DC2.B.1, DC2.C
① Character precedent of exterior hallway



Anhalt Apartments
1600 E JOHN ST

DC2.A.1, DC2.B.1, DC2.C
② Character precedent of west facade



Stream Belmont
500 BELMONT AVE E

CS3.A.1
③ Relationship between old and new character



Sunset Electric Apartments
1111 E PINE ST

DC2.A.1, DC2.B.1, DC2.C
④ Character precedent of west and south brick facade

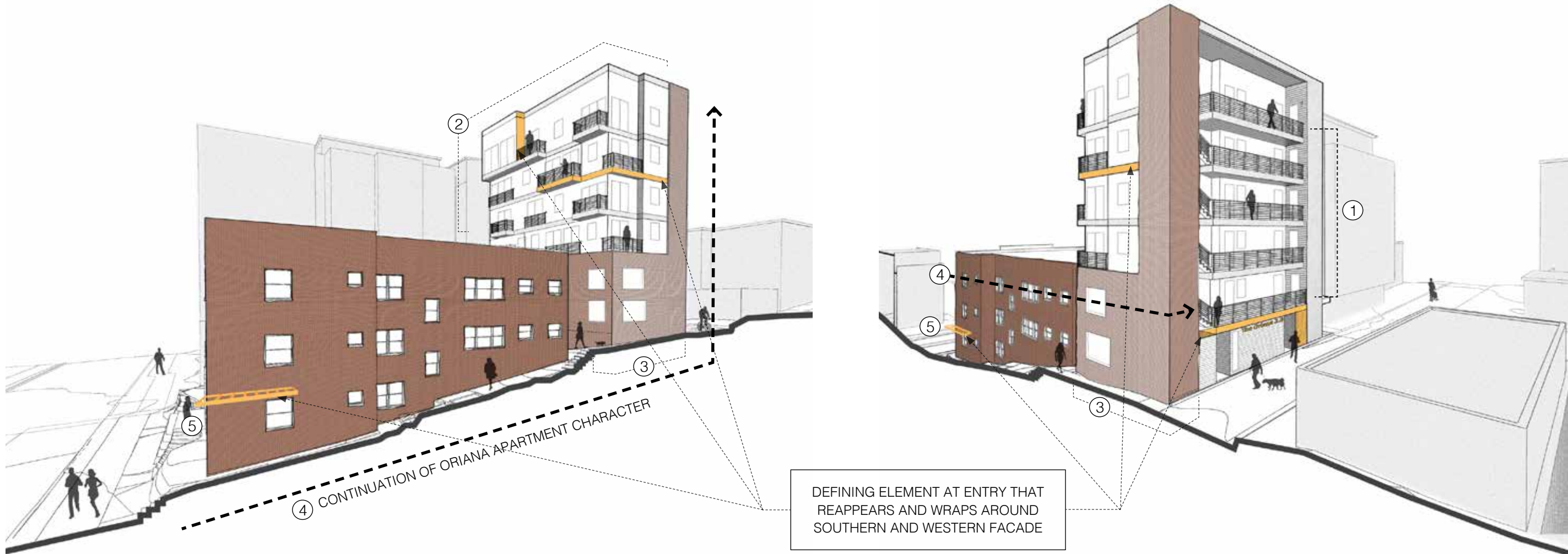


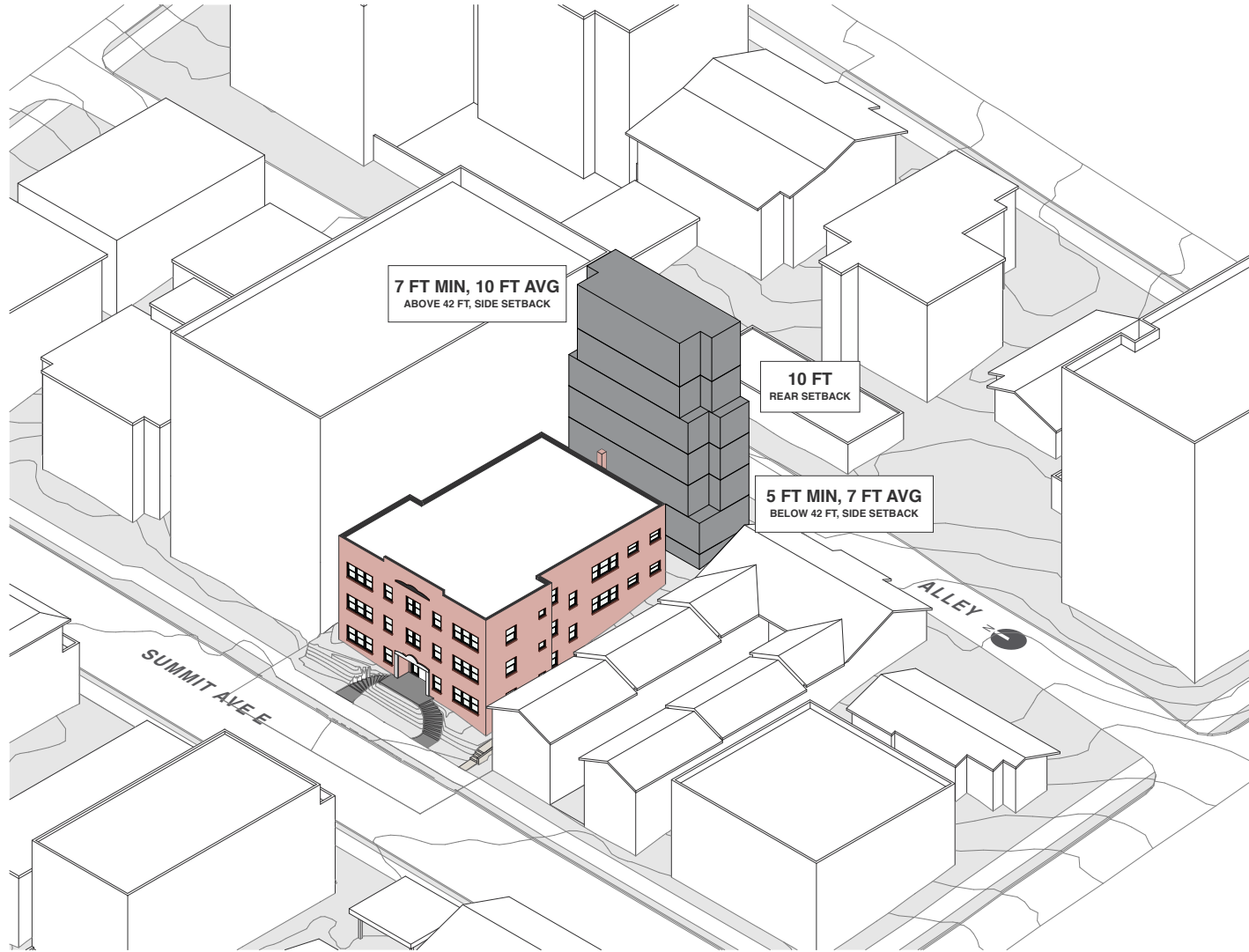
Capitol Hill Public Library
425 HARVARD AVE E

DC2.A.1, DC2.B.1, DC2.C
④ Character precedent of west and south brick facade

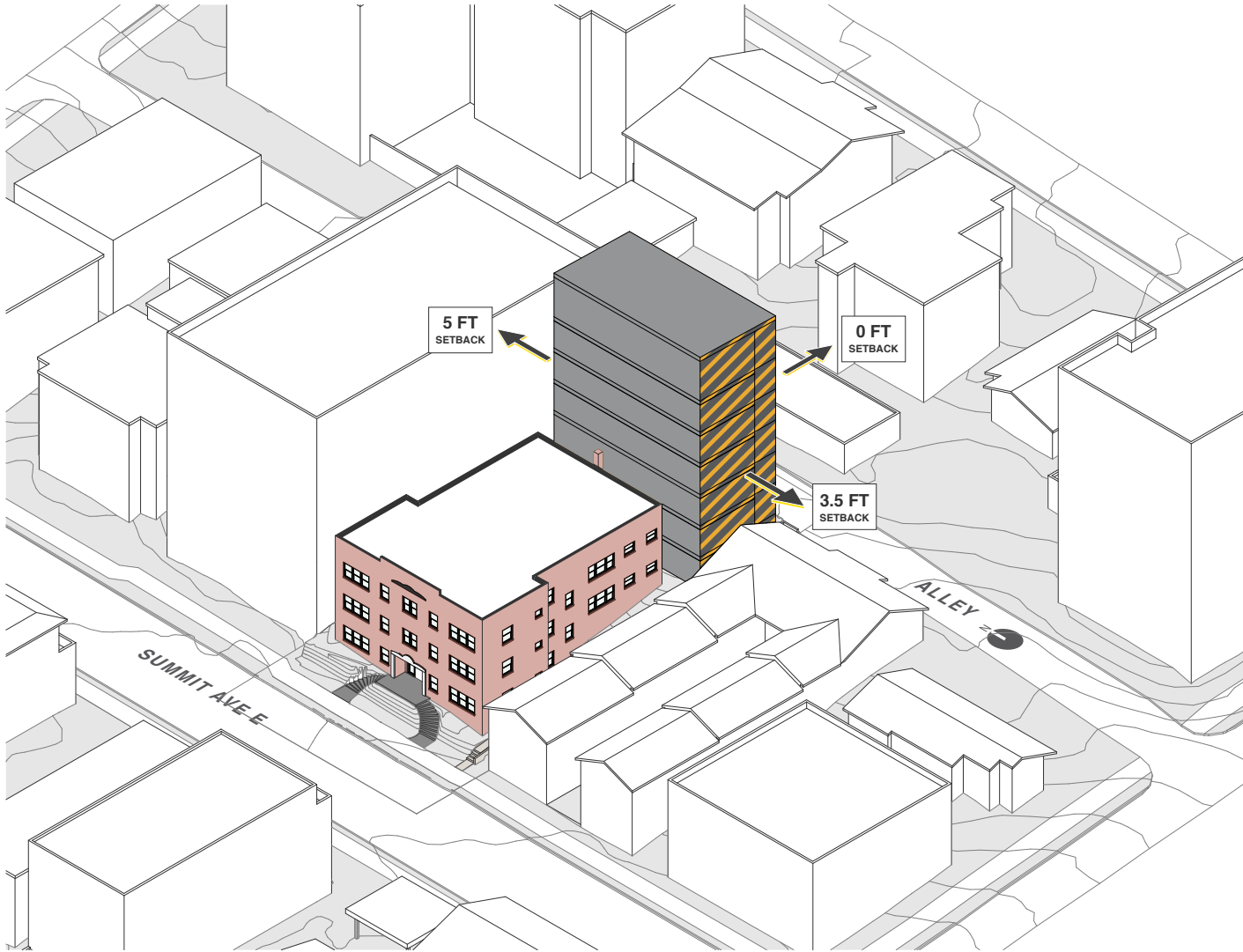


Row 1412
1412 E MERCER ST





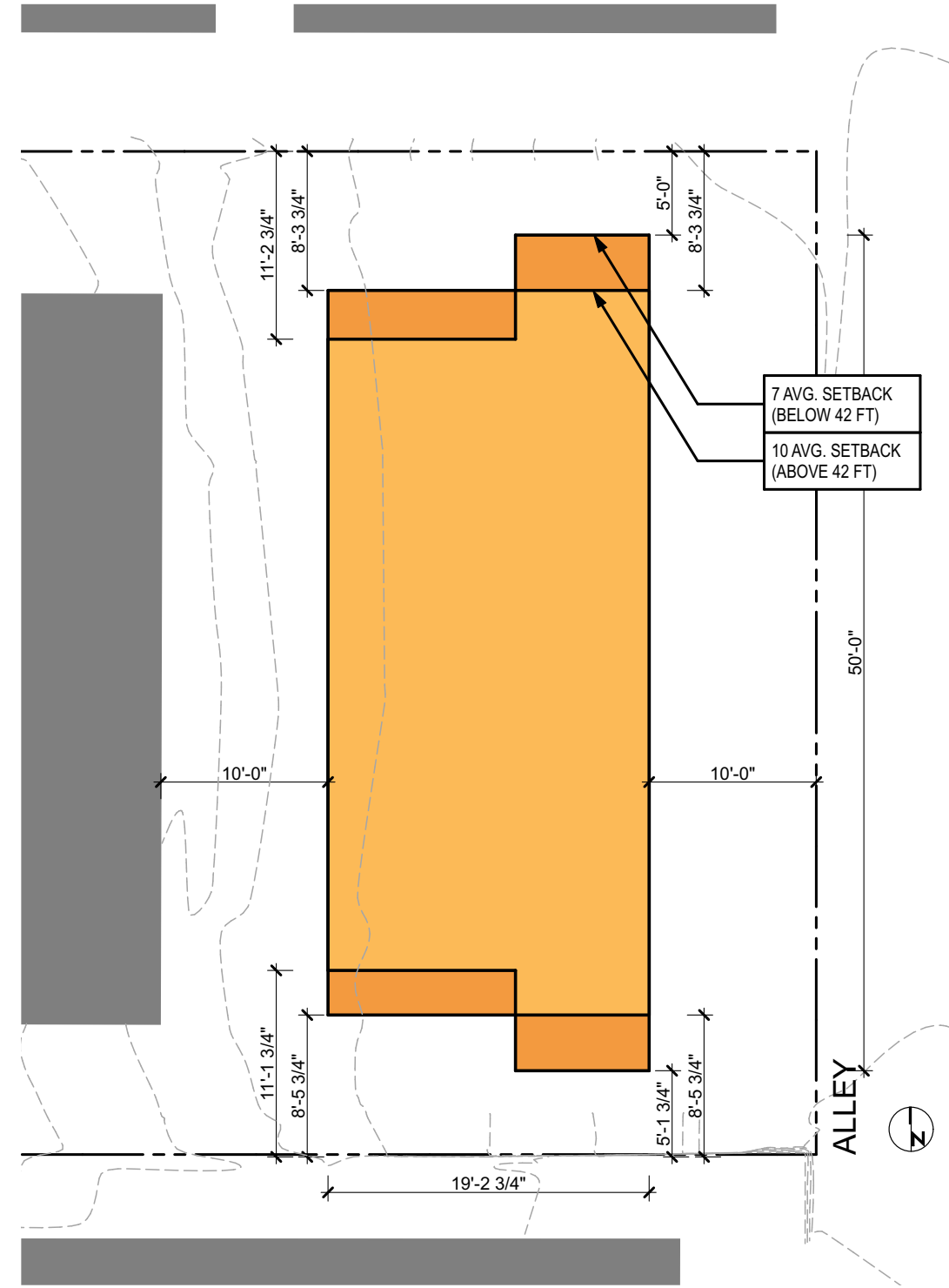
Code Compliant Axonometric



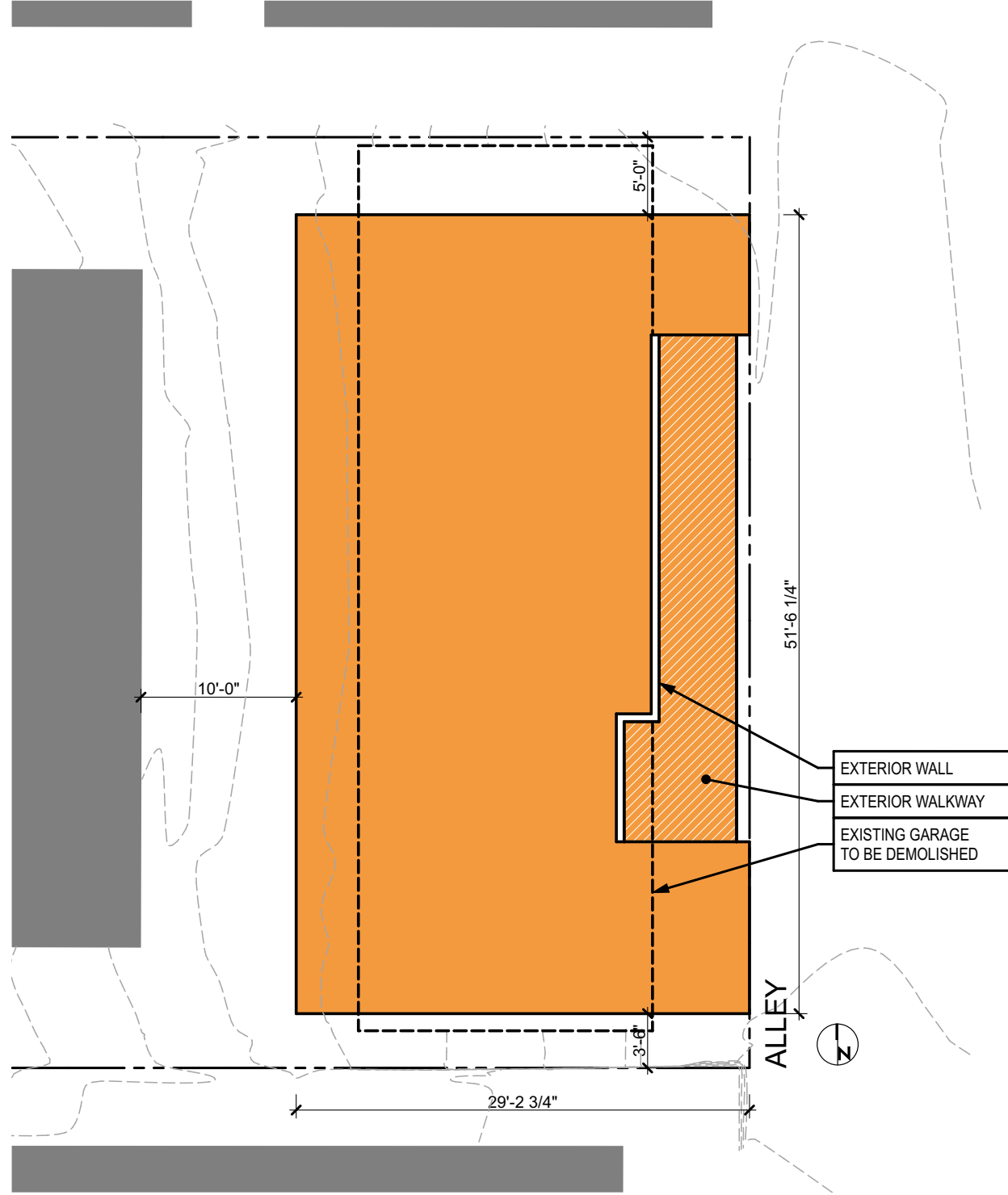
Preferred Axonometric

DEPARTURE MATRIX

ITEM	CODE SECTION	REQUIRED	PROVIDED	AMOUNT OF DEPARTURE	JUSTIFICATION	SUPPORTED DESIGN GUIDANCE
1	REAR SETBACK SMC 23.45.518.B	10'-0" WITH ALLEY	0'-0" FOR A WIDTH OF 51'-6"	10'-0"	IN ORDER TO ACHIEVE THE PROJECT GOALS, SPECIFICALLY TO PRESERVE THE EXISTING 1928 BRICK ORIANA APARTMENT FRONTING SUMMIT AVENUE E, THIS DEPARTURE IS REQUESTED. IT RESULTS FROM AN INTEREST TO MAINTAIN THE REQUIRED 10-FOOT SEPARATION BETWEEN PRINCIPAL STRUCTURES ON A SINGLE LOT AND TO GROW AND SHIFT THE PROPOSED STRUCTURE AWAY FROM THE EXISTING STRUCTURE INTO THE REAR SETBACK. THE REDUCED REAR SETBACK IS CONSISTENT WITH THE EXISTING STRUCTURE TO THE SOUTH, THE NEW DEVELOPMENT TO THE NORTH, AND THE EXISTING GARAGE TO BE REMOVED. IN ALTERNATIVE THREE, THE STRUCUTRE PROVIDES OPEN WALKWAYS AND AND OPEN STAIR TO MINIMIZE THE AMOUNT OF SOLID WALL ALONG THE ALLEY, LOCATING MOST OF THE STRUCTURE'S WALL FIVE TO 7 FEET BACK. IN ADDITION, THIS DEPARTURE PRESERVES THE EXISTING ORIANA STRUCTURE AND KEEPS IT AS AN INDEPENDENT STRUCTURE ON THE SITE.	CS2.B.2 – Connection to the Street: (Capitol Hill - A-2 Streetscape Compatibility); CS2.D.1 – Existing Development and Zoning: (Capitol Hill - A-1 Responding to Site Characteristics, B-1 Height, Bulk and Scale Compatibility); CS2.D.5 – Respect for Adjacent Sites: (Capitol Hill - A-5 Respect for Adjacent Sites); CS3.A.1 – Fitting Old and New Together: (Capitol Hill - C-1 Architectural Context, C-2 Architectural Concept and Consistency); DC2.A.1 – Reducing Perceived Mass: (Capitol Hill - C-3 Human Scale)
2	NORTH SIDE SETBACK SMC 23.45.518.B	7'-0" AVERAGE, 5'-0" MINIMUM	0'-0" AVERAGE, 0' 0" MINIMUM AT FIRST FLOOR 5'-0" AVERAGE, 5' 0" MINIMUM AT FLOORS 2-7	7'-0" FROM AVERAGE AT FIRST FLOOR 5'-0" FROM MINIMUM AT FIRST FLOOR 2'-0" FROM AVERAGE AT FLOORS 2-6 0'-0" FROM MINIMUM AT FLOORS 2-6	THE PROPOSED STRUCTURE PROPOSES A SIDE FACADE TO BOTH SIDES OF 29.2 FEET. FOR THIS LENGTH IT REQUESTS A SETBACK REDUCTION TO THE BOTH ITS NORTH AND SOUTH SIDES. TO THE NORTH IS A RECENTLY CONSTRUCTED APARTMENT BUILDING THAT PROVIDES A REDUCTION IN ITS SIDE SETBACK AS WELL. THE PROPOSED STRCUTURE SEEKS A 0'-0" SETBACK ON THE FIRST STORY, CONSISTENT WITH THE EXISITNG NON-CONFIRMING GARAGE STRUCTURE TO BE DEMOLISHED AND PERMITTED BY CODE. ABOVE THE ALLEY GRADE, THE STRUCTURE PROPOSES TO MAINTAIN THE MINIMUM 5'-0" SETBACK ON ALL FLOORS. THE PROPOSED DESIGN WILL MINIMIZE WINDOWS ORGANIZED TO RESPOND TO THE ADJACENT STRUCTURE ALONG THIS SIDE TO ADDRESS PRIVACY CONCERNS.	CS2.D.1 – Existing Development and Zoning: (Capitol Hill - A-1 Responding to Site Characteristics, B-1 Height, Bulk and Scale Compatibility); CS2.D.5 – Respect for Adjacent Sites: (Capitol Hill - A-5 Respect for Adjacent Sites); DC2.A.1 – Reducing Perceived Mass: (Capitol Hill - C-3 Human Scale); DC2.B.1 – Façade Composition: (Capitol Hill - C-2 Architectural Concept and Consistency, C-3 Human Scale)
3	SOUTH SIDE SETBACK SMC 23.45.518.B	7'-0" AVERAGE, 5'-0" MINIMUM	3'-6" MINIMUM 3'-6" AVERAGE	1'-6" FROM MINIMUM 3'-6" FROM AVERAGE	THE PROPOSED STRUCTURE PROPOSES A SIDE FACADE TO BOTH SIDES OF 29.2 FEET. FOR THIS LENGTH IT REQUESTS A SETBACK REDUCTION TO THE BOTH ITS NORTH AND SOUTH SIDES. TO THE SOUTH IS A TWO-STORY 10-UNIT GARDEN APARTMENT BUILDING. THE PROPOSED STRCUTURE SEEKS A 3'-6" SETBACK FOR MOST OF THE FACADE WITH MODULATION TOWARDS THE WEST WITH AN ADDITIONAL SETBACK TO 4'-1" AT THE UPPER FLOORS. BECAUSE THE SMALLER STRUCTURE IS TO THE SOUTH THIS WILL NOT HAVE ANY SHADOW IMPACTS. THE SETBACK PROVIDED ALLOWS FOR A PEDESTRIAN CONNECTION BETWEEN THE ALLEY AND THE STREET AS WELL AS THE COURTYARD PROPOSED BETWEEN THE PROPOSED STRUCTURE AND THE EXISTING ORIANA APARMENT ON THE SAME SITE. THE PROPOSED DESIGN WILL ORGANIZE WINDOWS ALONG THIS FACADE TO ADDRESS PRIVACY CONCERNS.	CS2.D.1 – Existing Development and Zoning: (Capitol Hill - A-1 Responding to Site Characteristics, B-1 Height, Bulk and Scale Compatibility); CS2.D.5 – Respect for Adjacent Sites: (Capitol Hill - A-5 Respect for Adjacent Sites); DC2.A.1 – Reducing Perceived Mass: (Capitol Hill - C-3 Human Scale); DC2.B.1 – Façade Composition: (Capitol Hill - C-2 Architectural Concept and Consistency, C-3 Human Scale)
4	SETBACK ABOVE 42 FEET SMC 23.45.518.B	10'-0" AVERAGE, 7'-0" MINIMUM	5'-0" AVERAGE, 5' 0" MINIMUM ON N.SIDE 4'-1" AVERAGE, 3' 6" MINIMUM ON S.SIDE	5'-0" AVERAGE, 2'-0" MINIMUM ON N.SIDE 5'-11" AVERAGE, 3'-6" MINIMUM ON S.SIDE	A REDUCED SIDE SETBACK ABOVE 42 FEET IS REQUESTED IN ORDER TO SUPPORT THE PROJECT GOALS OF PRESERVING THE 1928 BRICK ORIANA APARTMENT THAT FRONTS SUMMIT AVENUE E. THE PROPOSED STRUCTURE HAS A SMALL FOOTPRINT AND THEREFORE THE REDUCED UPPER LEVEL SETBACK HAS A MINIMAL IMPACT. REFER TO ITEMS 2 AND 3 ABOVE FOR FURTHER JUSTIFICATION. IN ADDITION THE PROPOSED MASS IS LOCATED AT THE REAR OF THE SITE, AWAY FROM THE STREET AND ADJACENT STRUCTURES. SECONDARY ARCHITECTURAL FEATURES, DECKS, PROJECTIONS AND RAILINGS AS WELL AS PROPOSED MATERIAL CHANGE AND MINOR MODULATION PROVIDE VISUAL DEPTH AND INTEREST.	DC2.A.1 – Reducing Perceived Mass: (Capitol Hill - C-3 Human Scale); DC2.B.1 – Façade Composition: (Capitol Hill - C-2 Architectural Concept and Consistency, C-3 Human Scale); DC2.C – Secondary Architectural Features (Capitol Hill - C-2 Architectural Concept and Consistency, C-3 Human Scale)

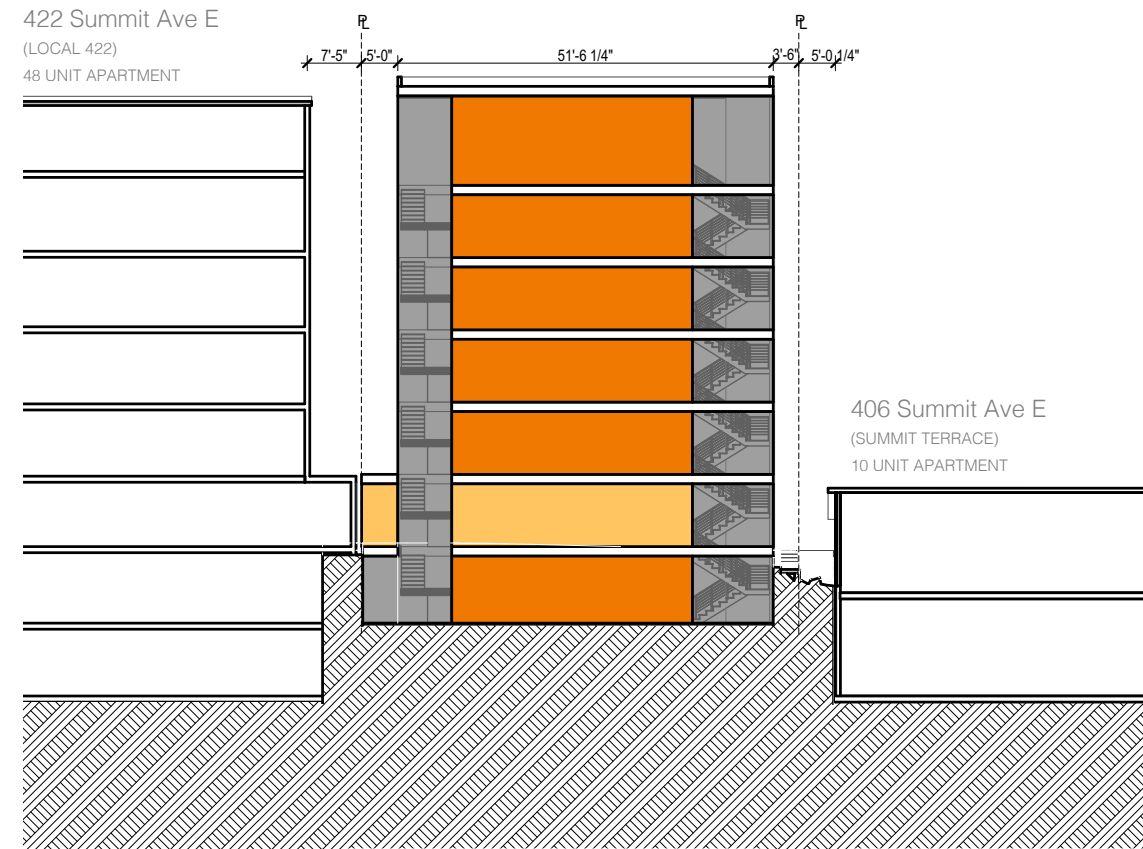


Code Compliant Site Plan

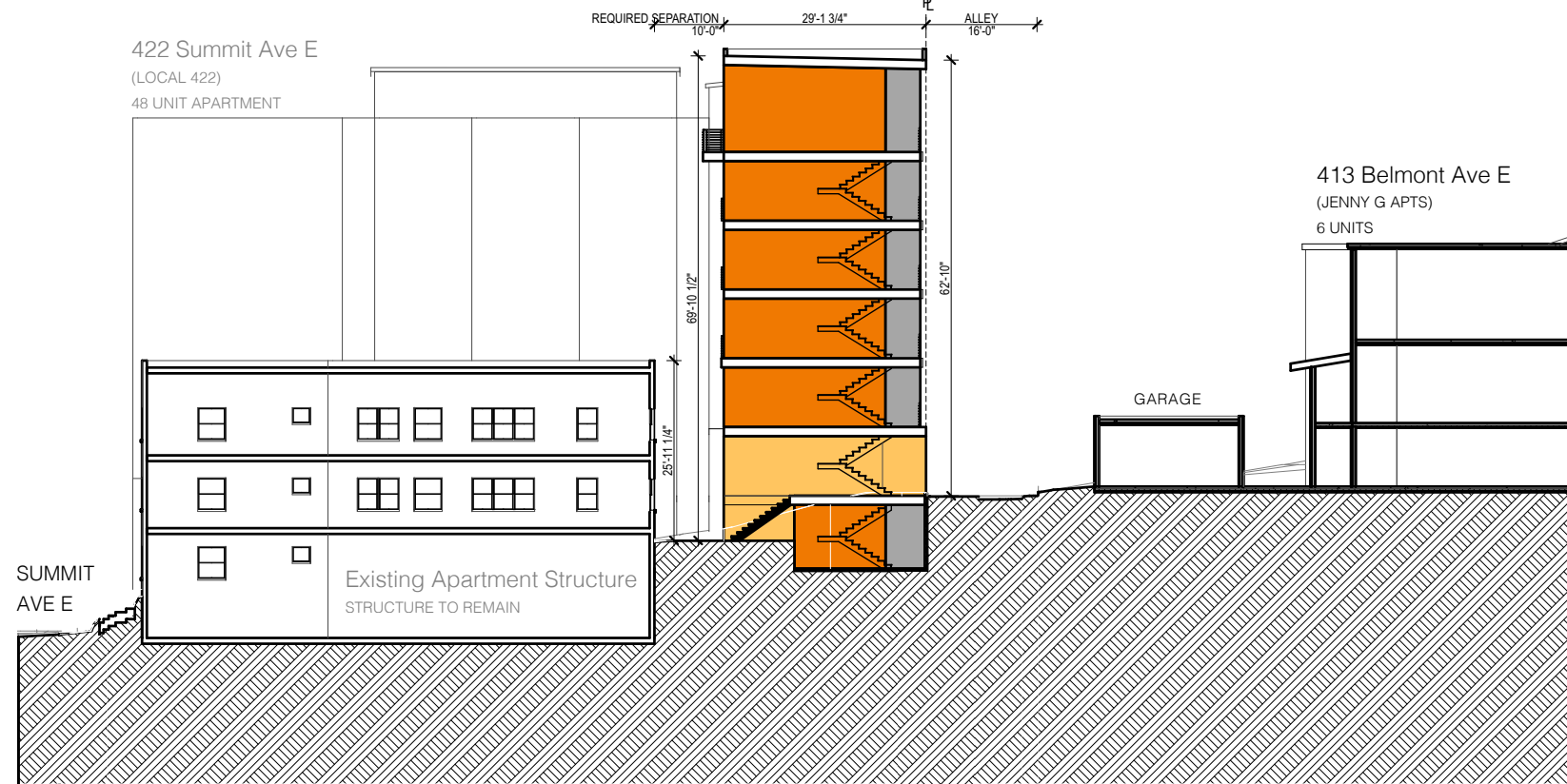


Preferred Site Plan

DEPARTURE DIAGRAMS



Longitudinal Section Facing E of Preferred Proposal



Transverse Section Facing N of Preferred Proposal

DESIGN GUIDELINES

CONTEXT AND SITE

CS1 Natural Systems and Site Features
B. Sunlight and Natural Ventilation
C. Topography

CS2 Urban Pattern and Form
A. Location in the City and Neighborhood
B. Adjacent Sites, Streets, and Open Spaces
C. Relationship to the Block
D. Height, Bulk, and Scale

Capitol Hill CS2 Supplementary Guidelines:
Streetscape Compatibility
Height, Bulk and Scale

CS3 Neighborhood Character
A. Emphasizing Positive Neighborhood Attributes



CS2.B.2 – Connection to the Street:
(Capitol Hill - A-2 Streetscape Compatibility)

The development proposal maintains a strong connection to the street by preserving the existing Oriana Apartment building and providing a new structure at the rear of the site. This maintains existing neighborhood character while providing an opportunity for a dialog on the property between the new structure and the existing one. A walkway will provide access from Summit Avenue E to the rear structure and alley beyond.

CS2.D.1 – Existing Development and Zoning:
(Capitol Hill - A-1 Responding to Site Characteristics, B-1 Height, Bulk and Scale Compatibility)

The proposal preserves the existing height, bulk and massing along Summit Avenue E while providing a small structure behind, designed to height allowed by the MR zoning, similar to the recent development on the adjacent property to the north.

CS2.D.5 – Respect for Adjacent Sites:
(Capitol Hill - A-5 Respect for Adjacent Sites)

The proposal respects adjacent sites as well as the existing structure on its site. The small structure proposed at the rear of the site is located adjacent to the alley where its presence is minimized. The smaller building to the south is not impacted by its massing and the larger building to the north is maintains access to light and air over the entire site.

CS3.A.1 – Fitting Old and New Together:
(Capitol Hill - C-1 Architectural Context, C-2 Architectural Concept and Consistency)

This proposal engages this guideline most directly, creating a new structure that will strive to be compatible with the existing Oriana Apartment. It will provide a design that is complementary without competing with the older brick structure. The new structure will engage the alley while the existing maintains its direct relationship with the main streetscape. The existing more historic design of the Oriana will be balanced with a more modern but deferential design behind.

PUBLIC LIFE

PL1. Connectivity
A. Network of Open Spaces
B. Walkways and Connections

PL2. Walkability
A. Accessibility
B. Safety and Security
C. Weather Protection
D. Wayfinding

Capitol Hill PL2 Supplementary Guidelines:
Human Scale
Pedestrian Open Spaces and Entrances
Personal Safety and Security

PL3. Street-Level Interaction
A. Entries
C. Residential Edges

Capitol Hill PL3 Supplementary Guidelines:
Human Activity

PL4. Active Transportation
A. Entry Locations and Relationships

PL2.B.2 – Lighting for Safety:
(Capitol Hill - D-7 Personal Safety and Security)

Lighting will be provided to minimize impact on adjacent sites while maintaining sufficient light for the shared walkway, common amenity area between the two structures and at the alley. These areas will be lit to provide adequate orientation and safety without spillage to adjacent sites.

PL3.A – Entries

The two structures on site maintain distinctly varied entry conditions. The existing Oriana has a direct connection to Summit Avenue E, on axis with the center of the front facade. Two stairs connect from the sidewalk to the entry, creating multiple connection points at the public sidewalk.

The new structure is connected to Summit Avenue E by way of a stair and walkway at the south side of the property. It connects to lower floor at the rear of the site through the courtyard between the two structures, 15 feet above Summit Avenue E. An additional entry is provided directly from the alley at the first floor of the new structure, 21 feet above Summit Avenue E.

These two common entries are contained to the site but will also be obvious and welcoming.

Each entry will include a recessed door for weather protection, lighting and be coordinated with the facade elements around it.



DESIGN CONCEPT

DC1. Project Uses and Activities
A. Arrangement of Interior Uses

DC2. Architectural Concept
A. Massing
B. Architectural and Façade Composition
C. Secondary Architectural Features
D. Scale and Texture
E. Form and Function

DC3. Open Space Concept
A. Building-Open Space Relationship
B. Open Spaces Uses and Activities
C. Design

Capitol Hill DC3 Supplementary Guidelines:
Residential Open Space
Landscape Design to Address Special Site Conditions

DC4. Materials
A. Exterior Elements and Finishes

Capitol Hill DC4 Supplementary Guidelines:
Exterior Finish Materials

DC1.C.4 – Service Uses: (Capitol Hill - D-6 Screening of Dumpsters, Utilities and Service Areas)

Service areas are located strategically at the alley level. SEDU storage and Bicycle parking is located adjacent to the building lobby. Bicycle storage can be made more prominent and help activate the alley facade. The trash storage is proposed to be located away from pedestrian areas, in the north setback adjacent to the existing Oriana Apartment to remain on site.

DC2.A.1 – Reducing Perceived Mass:
(Capitol Hill - C-3 Human Scale)

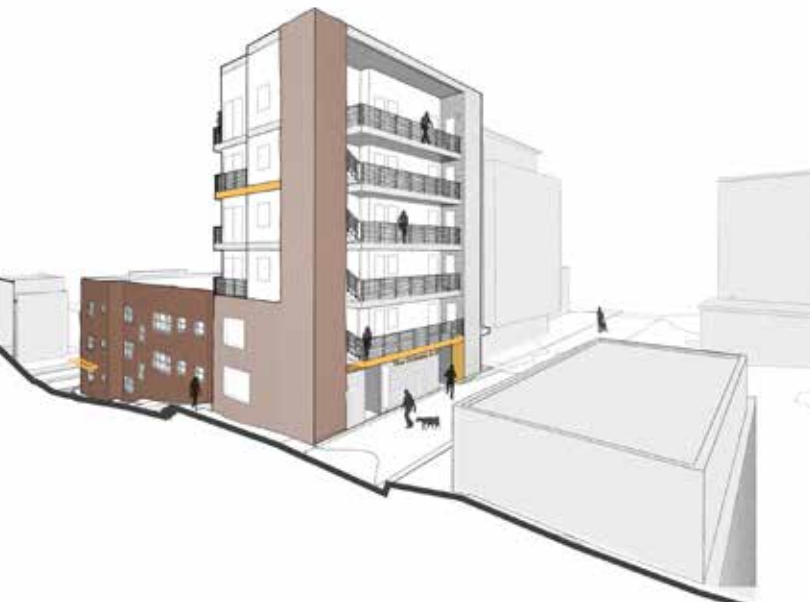
Secondary architectural elements, including projections, decks, railings and a proposed exterior stair all contribute to reducing the mass of the proposed structure. The proposed structure is intentionally small in footprint, saving the existing Oriana Apartment structure at the front of the site.

DC2.B.1 – Façade Composition: (Capitol Hill - C-2 Architectural Concept and Consistency, C-3 Human Scale)

By preserving the existing structure on site, the new proposed structure has two primary facades: the alley facade as well as the west (street) facing facades. Along with the side facades, all building facades will be carefully designed. Each one will be designed to its unique condition.

DC2.C – Secondary Architectural Features (Capitol Hill - C-2 Architectural Concept and Consistency, C-3 Human Scale)

1. Visual depth and interest will be created by incorporating balconies, awnings, decks, and other secondary elements into the façade designs.
2. Proposed exterior walkways and stairs along the alley facade reduce the overall massing of the proposed structure, provide visual interest and areas for informal interaction within the project.
3. The project achieves a unique fit with the neighboring buildings, taking cues from the existing Oriana Apartment that is preserved at the front of the development site. The design of the new building will balance a respectful approach to the Oriana while looking forward to today.



COMPLETED WORK b9 ARCHITECTS



Townhomes at 416 19th Avenue E



717 10th Ave E



1108 10th Ave E



1108 10th Ave E



122 18th Ave E



Townhomes at 414 12th Avenue E



Rowhouses at E Mercer St

WORK IN PROGRESS b9 ARCHITECTS



Lot J apartments by b9 architects in Ballard



614 13th Ave E apartments by b9 architects in Capitol Hill



View showing courtyard and entry in Lot J Apartments



614 13th Ave E apartments by b9 architects in Capitol Hill